



**'Villa San Toma'**  
**55 Via Bidoggia**  
**San Dona Di Piave**  
**Venice Mainland**  
**Italy**

*Offers around*  
**€ 690,000**

*The Owner's Perspective:*

*"We were searching for our new home within a 30 minute radius of the most breath-taking romantic City in the world – Venice. We had been very disillusioned with what we could buy for our budget until we finally found Villa San Toma within the Veneto wine region and close to popular beach resorts and two airports."*

*The generous proportions of the villa with high ceilings, large rooms and rustic charm and the location made this our dream property in Italy. With 7 bedrooms and 6 bathrooms we enjoyed having large groups of family and friends visit.*

*Since moving back to Ireland for work reasons, we've been able to let the Villa out to tourists visiting Venice between Carnevale in February through to Christmas and New Year.*

*The gardens are more than big enough to install a large pool and being nestled within a walnut farm and vineyard, the tranquillity is a real bonus. The wonderful neighbours are like family and look after everything for us when we are not there."*





#### *Property Comprises:*

Villa San Toma – La Dolce Vita on Venice Mainland  
The Perfect Large Family Holiday Home or B&B/Small Hotel

Luxury “Villa San Toma” is located on Venice mainland, less than 30 minutes’ drive to the centre of one of the most breath-taking cities in the world. In the heart of the finest Veneto vineyards and a walnut farm with spectacular views of the Dolomite mountains, this large 420 M sq. Villa offers 7 Bedrooms and 6 En Suite Bathrooms, all with high ceilings and ample proportions.

The property is situated on two floors and is built in a rustic style with classical Venetian interiors. It comprises a Kitchen with Living area, Living Room, Dining annex, a well-equipped gym, seven Bedrooms, wardrobe room, six Bathrooms, Utility Room and Store Room.

It is set in 2000 M sq. of manicured gardens with fruit trees including figs, pomegranates, plums, hazelnuts and walnuts as well as a large luxuriously appointed sun terrace with built-in BBQ.

For beach lovers “Villa San Toma” is just a 15 min drive away from the popular beach resorts of Lido di Jesolo and Ernest Hemmingway’s favourite seaside town of Caorle. Within easy driving distance of the villa are the cities of Verona, Vicenza and Treviso, while Lake Garda is also an easy day trip. For ski lovers, the villa is located less than 1 hour from the fabulous ski resort of Cortina.

The Villa is being sold fully furnished with many Venetian antiques and luxury furnishings. It would ideally suit a large family as a holiday home/permanent residence or for anyone who wants to change our grey skies for la Dolce Vita, it is perfectly configured and located to operate as a B&B or small hotel with a tourist season that runs virtually all year long from Carnivale in February through to Christmas and New Year. If rented out as a holiday home, the property can easily achieve a 9% return on investment.

#### **THE FACTS YOU NEED TO KNOW:**

Venetian Style Villa extending to c.5000 Sq ft, fully furnished with Venetian antiques.

7 Bedrooms with 6 En Suite Bathrooms, Many En Suite.

Set within the finest Veneto Vineyards and prosecco producers.

15 minutes from the popular beach resorts of Lido Di Jesolo and Caorle.

Large mature gardens and space for large swimming pool.

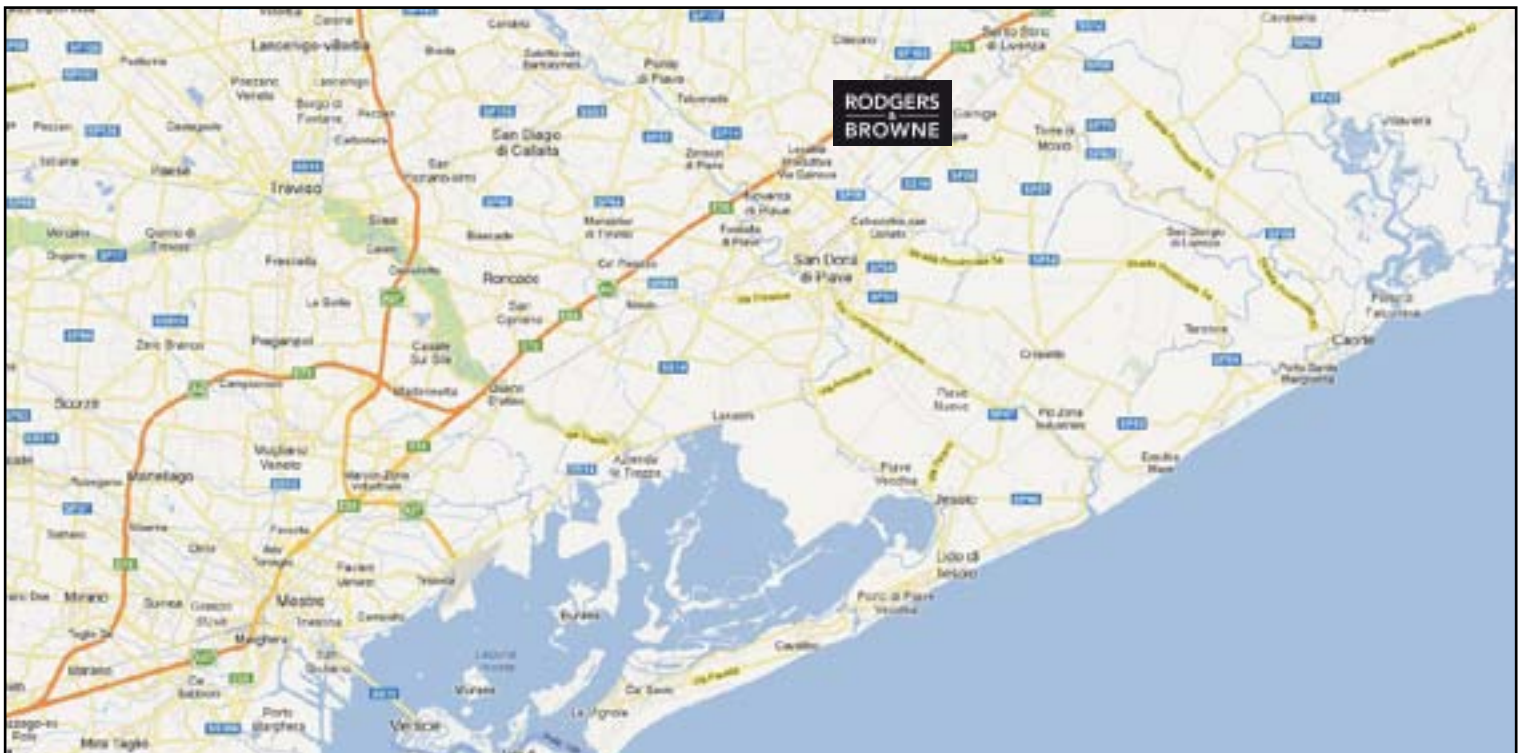
Living Room, Dining Annex, Kitchen With Living Area.





**Location:** Latitude - 45.696408400717

Longitude - 12.5916624069214



#### Disclaimer

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