Piemonte

Clavesana

Ref. 4340: Villa met uitzicht op de wijngaarden van de Langhe
Asking Price: € 620.000



Description

Villa with garden located in one of the most enchanting corners of the Langhe, overlooking the famous vineyards and the Alps.
The villa, which is located on the edge of a characteristic hilltop village, is independent, but at the same time not isolated.
Very well accessible from the motorway network (11 km from the Carrù exit of the A6), it is just 66 km from the Ligurian coast and 38 km from the ski slopes of the Maritime Alps.
The building, while presenting traditional materials and architectural characteristics, is of recent construction, with all the advantages in terms of quality of materials, energy performance, rationality of lay-out and comfort.
The villa is on two floors above ground and a basement.
The ground floor, in direct communication with the garden, consists of an entrance to a large living room with fireplace and exposed beams, a dining area, a kitchen, two bedrooms and a bathroom. A terrace covered by a canopy constitutes a very pleasant extension of the living space, in which to spend unforgettable moments in the presence of a poignant panorama.
On the first floor there is a large master bedroom, another bedroom and a bathroom with tub and shower.
The basement contains a spacious rumpus room, a cellar, a laundry room, a double garage and the boiler room.
The garden, in which there is also a low building with an aviary, has been carefully designed and built to enhance its livability and the panoramic view of the position.
Property suitable to meet the expectations of a demanding public, it has an excellent quality / price ratio, in consideration of the value of both its position and its construction characteristics.

Pictures





































Location & Details



(Map does not indicate the exact location of the property)

- Reference: 4340
- Panoramic View
- 4 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Yes
- Pool: To be realised
- Asking Price: € 620.000

- Floorspace: 235 m^2
- SQM Plot: 1850 m^2
- Bedrooms: 4
- Bathrooms: 3
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Sold

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net

© ItaliaCasa. The information in this brochure has been compiled with the utmost care. However, it has an informative character and should only be regarded as an invitation to enter into negotiations. The contents of this information will not be legally binding in any way. ItaliaCasa is not liable for damages resulting from incorrect information or otherwise.