

+39 3283792917

info@verdeabitare.it

## REF 436 Elegant and cool 8 bedroom house with garden and outbuilding



Property Lot Size	1000 m <sup>2</sup>
Property Size	556 m <sup>2</sup>
Rooms	21
Bedrooms	8
Bathrooms	5

Other characteristics:  
attic, balcony, cellar, terrace.

### More infos

In a beautiful location, near the centre of Bruno -a small mediaeval village just a few minutes drive from Nizza Monferrato - for sale a very spacious and tastefully restored house with a garden of about 1,000 square metres and an additional outbuilding, also beautifully restored and used as a party room and summer kitchen.

The house consists of a three-storey main building with a majestic living area with living room, dining room and a spacious kitchen, living room and office. There is also a beautiful room with a working wood oven for baking bread, which leads to the garden through french doors, on this floor level there is a bathroom and laundry room and a spacious carport.

Two staircases lead to the upper floor. The first staircase leads to a bedroom and another bedroom with walk-in closet, and a very spacious bathroom with sauna. On this floor there is a panoramic balcony. The second staircase leads to two more bedrooms and a bathroom. On the second floor there are three more bedrooms and a bathroom.

In the left wing of the property there is a guest accommodation with separate access from a beautiful terrace overlooking the gardens, and consists of a spacious kitchen, a bathroom, a bedroom, a small veranda. There is also a typical vaulted cellar in the basement, ideal as a wine tasting room

All systems are perfectly functioning and modern. The house has been restored with high quality materials and finishes and is ready for immediate occupancy. The furniture is not included in the sale

MUST SEE!

Property cost

€ 490.000

Agent commission

3% plus VAT

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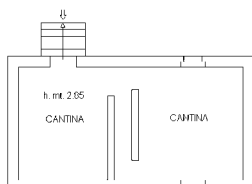
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## Cadastral map and floor plan

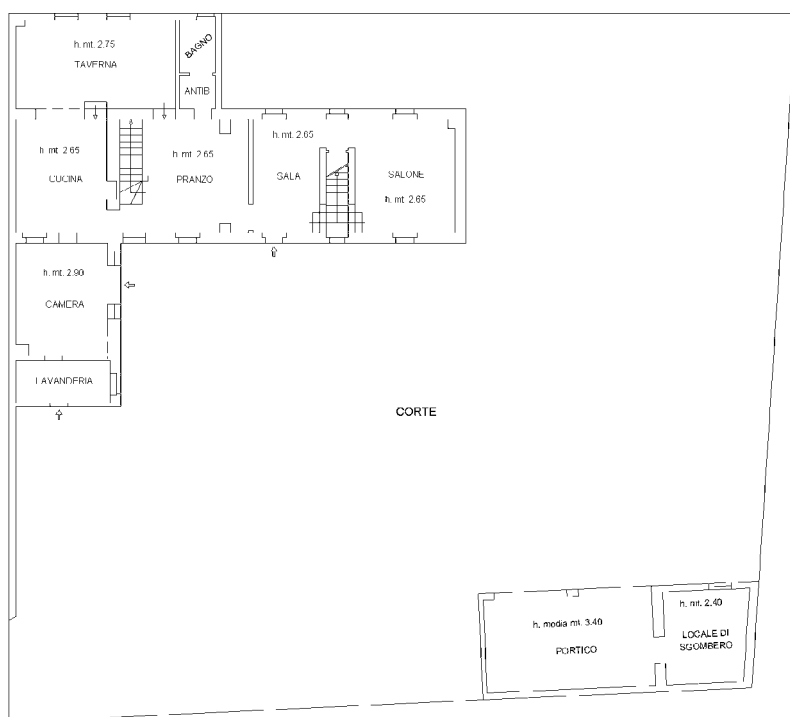
Address:

14046 Bruno AT

Latitude and Longitude: 44.79175382805637 | 8.439384272977065



PIANO INTERRATO



STRADA

PIANO TERRA

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