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## REF 554 Charming Piedmontese country house with panoramic views and land - ready to move into



Property size	300 m <sup>2</sup>
Property lot size	10000 m <sup>2</sup>
Beds	3
Bathrooms	2

Amenities:  
BALCONY, CELLAR

### +info

Nestled in a panoramic and tranquil setting, this beautifully maintained traditional Piedmontese farmhouse offers the perfect blend of rustic charm and modern comfort.

The property enjoys open, sweeping views and has approximately one hectare of land, including around 5,000 m<sup>2</sup> of meadow, an orchard and a former vineyard directly in front of the house, as well as two further wooded plots to the rear.

The house has been recently renovated and is in excellent overall condition, requiring only minor cosmetic adjustments. It is semidetached, has extensive garden and grounds, and is fenced.

On the ground floor you will find an inviting entrance hall with spacious staircase, a cosy living room with fireplace, a large country kitchen, a bathroom, a small utility room, a hallway and a spacious garage. Outside there is a wooden terrace, a covered pergola and a small outbuilding for storing tools.

A highlight of the house is the spectacular cellar in the basement, which has an original vaulted ceiling – ideal for wine lovers.

Upstairs there are three bedrooms, a bathroom and a storage room (which could easily be converted into a third bathroom). The roof has recently been renewed, making it safe for the long term.

Heating is provided by gas-fuelled convectors and a gas boiler for hot water.

The property is perfect as a main residence or weekend home and also has a flat, usable piece of land at the top which is ideal for outdoor living or gardening.

On one side, the house is fenced off by a high privacy wall, guaranteeing peace and seclusion.

A property full of potential and charm that must be seen!

Property cost

€ 240.000

Agent commission

3% plus VAT



