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## Ref 549 Charming country house with panoramic views of the vineyards



Property size	300 m <sup>2</sup>
Property lot size	3200 m <sup>2</sup>
Beds	3
Rooms	8

Amenities: attic, cellar.

### More infos

Situated in a truly spectacular location with sweeping views over rolling hills and lush vineyards, this spacious, traditional Piedmontese farmhouse offers an exceptional opportunity for restoration and customization.

The property is accessed via a private road and promises privacy and tranquility in a uniquely scenic setting.

Property highlights:

Ground floor: entrance via a typical staircase, traditional kitchen, living room with fireplace, former stable, storage rooms, garage, spacious wine cellar and a large portico – full of character and potential.

Upper floor: Three bedrooms, bathroom, storage room, landing and a huge former hayloft – perfect for conversion into additional living space.

Outbuilding: A charming, detached, brick-built tool shed underlines the rustic charm of the property.

The property is surrounded by over 3,000 m<sup>2</sup> of mostly flat land, ideal for a garden, vineyard or outdoor leisure area, like a pool. The residential part is already equipped with traditional heating (LPG boiler and radiators) and the roof and structural elements are in good condition.

A rare find for lovers of Italian country living – full of character, history and potential.

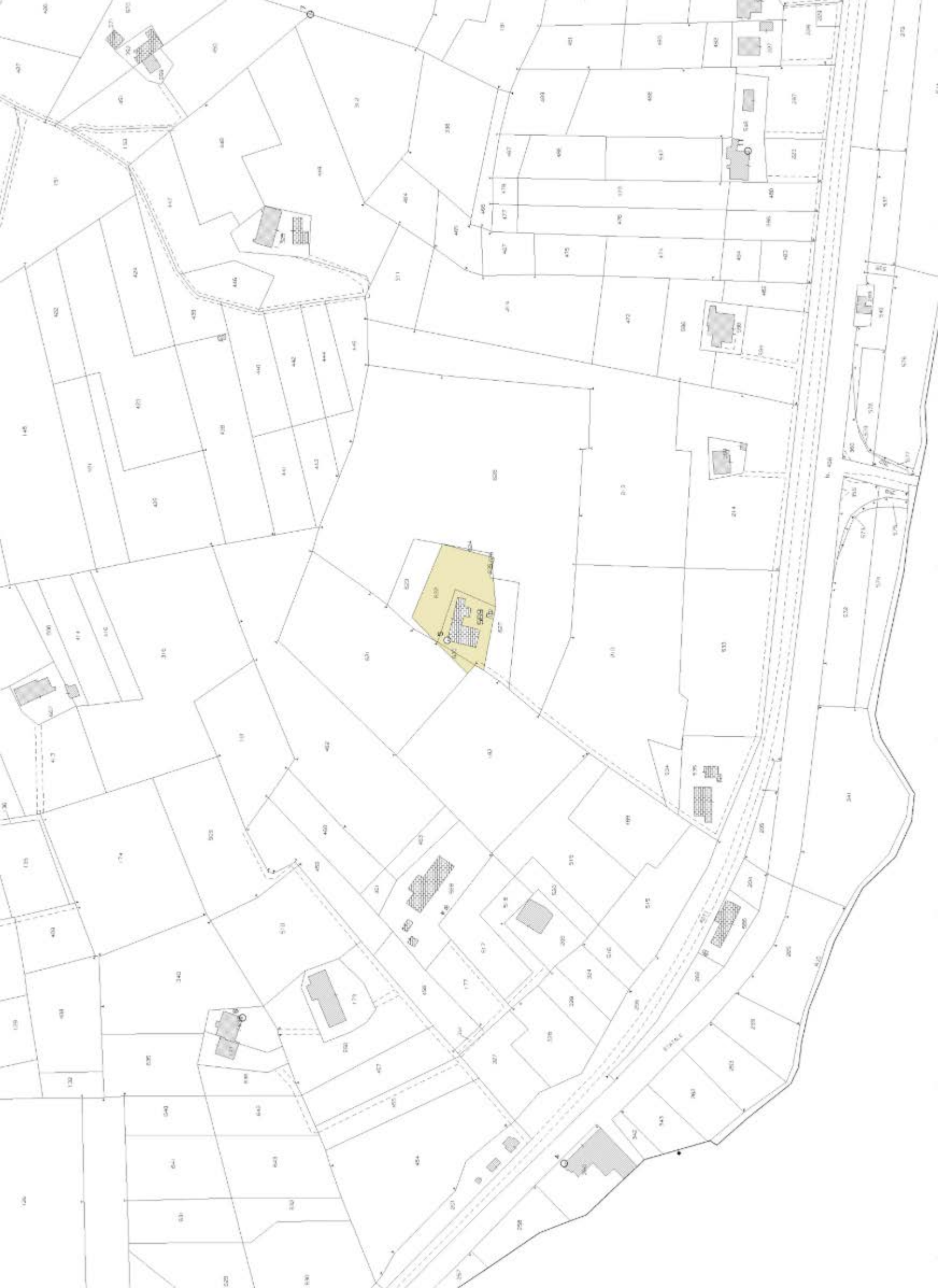
Well worth a viewing!

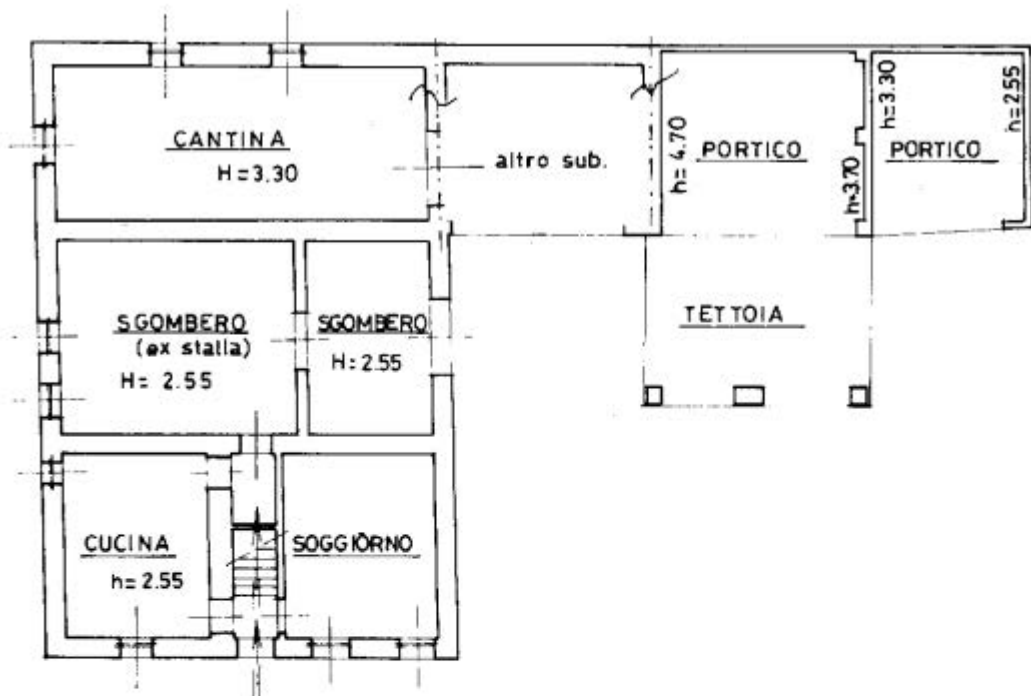
Property cost

€ 280.000

Agent commission

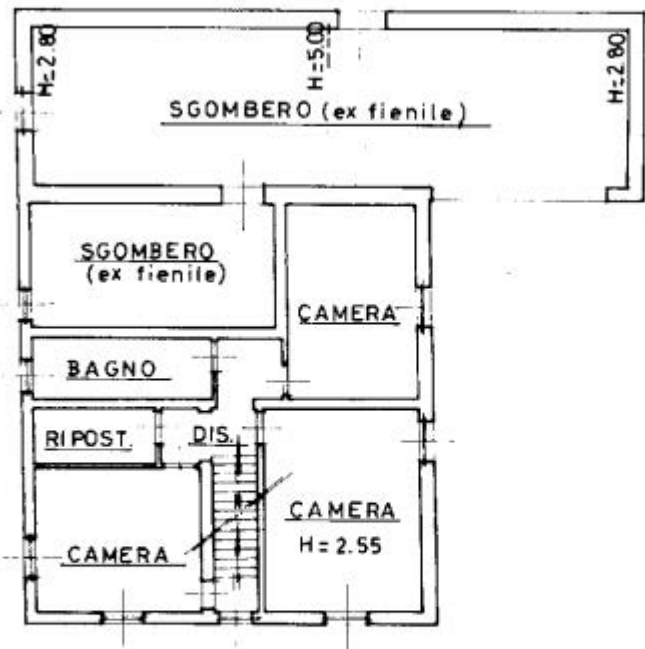
4% plus VAT



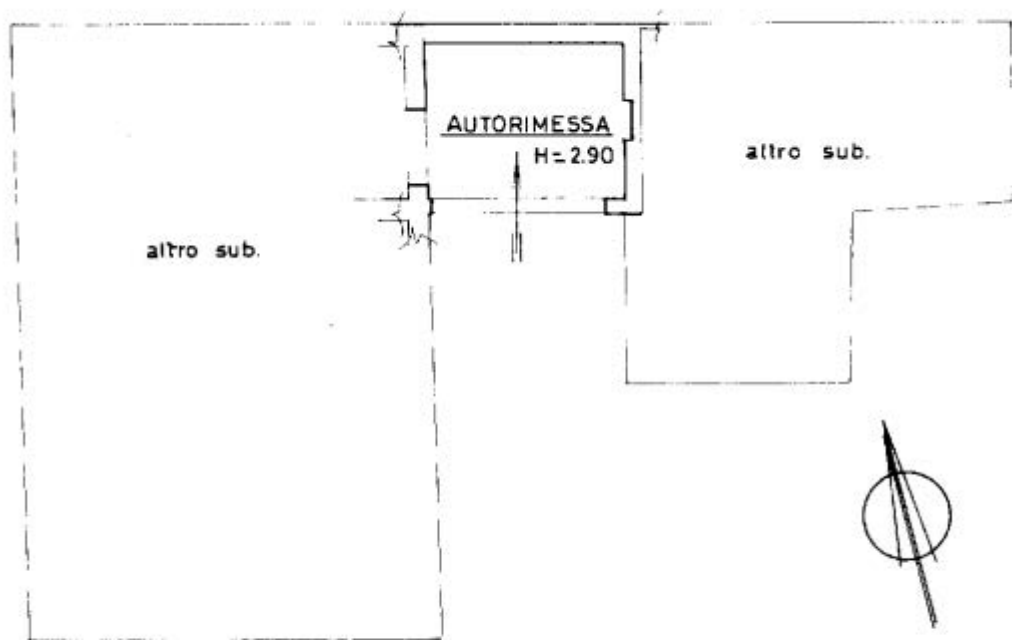


PIANO TERRENO





PIANO PRIMO



PIANO TERRENO