

**Rif: MFT044****Spacious apartment with terrace and panoramic view****Euro 175000****Monforte d'Alba**

In a newly completed building, we offer an elegant attic apartment, independent on all four sides, with a private entrance ensuring privacy and tranquility. The property consists of a large and bright living room, eat-in kitchen, master bedroom, second bedroom, bathroom, and a convenient cellar.

From the spacious balcony, the view opens beautifully over the Alpine arc and the harmonious geometry of the surrounding vineyards, characteristic of the area. The property also features a large covered terrace, ideal for relaxing outdoor moments, and the availability of a double garage beneath the building.

The property is located in Monforte d'Alba, one of the most charming villages in the Langhe region, renowned for the production of fine wines such as Barolo and recognized as a UNESCO World Heritage site. The village is also known for its picturesque historic center, rolling vineyard-covered hills, and important cultural events, including concerts and food and wine festivals held throughout the year. An ideal setting for those seeking quality of life, nature, and tradition.

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	2
Bagni:	1
Posizione:	Vicino a centro abitato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	85
Classe Energetica:	G
Tipo Di Riscaldamento:	Riscaldamento autonomo
Altre Caratteristiche:	Terrazzo
Morfologia Terreno:	Pianeggiante

Tipo Di Terreno:	Bosco
Orientamento Terreno:	Nord
Locali:	4

