


Rif: CLR001

Free-standing House with Pool

Euro 475000



Cellarengo

We offer for sale an interesting property in the hills of the Roero to the North of Alba, close to the locality of Pralormo.

The house is surrounded by a 3000-square meter park containing a 10x5 meter pool and enclosed by hedges for increased privacy. Being level, the outdoor area, which is provided with 12 irrigation spouts, can be enjoyed in its entirety.

The property is an ancient farmhouse which has been completely restored and updated to satisfy modern-day living requirements. Authentic, original architectural features have been maintained and upgraded by skillful renovation and have been combined with precious, classically-inspired furnishing items.

The ground floor contains a bathroom, a kitchen and a spacious living room with traditional brick vaults, the perfect, cozy place for social gatherings and relaxation.

A staircase leads to the upper floor with its two bedrooms and a bathroom. The former hayloft has been converted into a single large room of about 100 square meters with its traditional arched openings which have been closed by window panes and provide the room with its unique atmosphere. This room is currently used as a bedroom but its size makes it suitable for a whole variety of possible uses.

We offer an interesting opportunity for a house in green and tranquil surroundings.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	3
Bagni:	2
Altitudine:	330 m s.l.m.
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 Silenziosita:	Silenzioso
Utenze:	Acqua, Elettricità, Gas, Telefono
Superficie Totale Mq:	367
Superficie Abitabile Mq:	327
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Con riscaldamento
Accessibilita:	strada asfaltata
Altre Caratteristiche:	Box auto, Posto auto, Piscina, Caminetto, Pozzo, Giardino
Opportunita Turistiche In Zona:	Equitazione, Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	3160
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud-est
Autostrada:	12 km
Primo Centro Abitato:	1,7 km
Aereoporto:	68 km
Numero Stanze:	5
Numero Di Piani:	2

