

**Rif: CEV006**

Charming House with Swimming Pool and Land in a Panoramic Position

Euro 350000**CEVA**

Situated in a stunning panoramic position with open views over the gently rolling surrounding hills, this charming property is immersed in the peace and privacy of approximately one hectare of consolidated land, perfectly maintained and ideal for living in harmony with nature.

The residence is the result of a careful restoration of an ancient stone house, renovated with great attention to detail and respect for the original style. It preserves the warmth and charm of traditional dwellings while offering modern comforts. The traditional architectural lines, the terracotta tiled roof, and the exposed brick accents integrate harmoniously with the surrounding landscape.

On the ground floor, you are welcomed by a large and livable porch, perfect for outdoor dining and moments of relaxation. From here, you enter the interior spaces, which consist of a spacious kitchen and a bright living room enhanced by a fireplace—ideal for creating a warm and cozy atmosphere during the colder months.

The sleeping area, located on the first floor, offers three bedrooms, one of which features a charming mezzanine that adds extra character and versatility to the space. The floor is completed by two functional and well-finished bathrooms.

Outside, the garden opens onto a stunning relaxation area with a swimming pool, perfectly integrated into the natural setting—ideal for enjoying summer days in total privacy. The property also features a characteristic cellar, perfect for wine storage or as an additional utility space.

This property represents the perfect balance between tradition, comfort, and scenic beauty, making it ideal as both a primary residence and a holiday home in one of the most suggestive settings.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Camere:	3
Bagni:	2
Posizione:	Isolato
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
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Portico, Posto auto, Cantina, Piscina, Caminetto, Giardino, Parco
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	9902
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
Locali:	8
Numero Di Piani:	2

