

**Rif: BSC077**

## Charming House in the Center of Bossolasco with Pool, Garden, and Panoramic View over the Langhe and Mountains

**Euro 685000****Bossolasco**

In the timeless heart of **Bossolasco**—justly considered one of the most sought-after destinations in the Alta Langa for its discreet elegance, breathtaking views, and authentic atmosphere—stands this property of rare beauty. Overlooking the village's central square, it is graced by the evocative presence of the Angel statue, the silent guardian of village life.

This residence embodies a perfect balance between tradition and contemporary refinement. The renovation, carried out with extreme care and sensitivity, has enhanced every architectural detail using premium materials that highlight the building's original charm while bestowing a sober, timeless elegance. Detached on three sides, the house enjoys extraordinary natural light and a pleasant openness toward the outside.

The garden, a true jewel of the property, is a private oasis of peace and beauty. Meticulously maintained, it hosts a panoramic swimming pool overlooking the rolling hills of the Langhe, stretching as far as the horizon of the Alpine arc. It is a space designed for moments of absolute relaxation, amidst silence, fragrances, and unforgettable sunsets.

On the ground floor, the entrance leads into a welcoming and scenic environment, where every space is designed to combine functionality and aesthetics. The large living area, consisting of a lounge and kitchen, opens harmoniously onto a panoramic balcony, creating continuity between indoors and outdoors. An elegant sitting room, a guest bathroom, and a practical storage room complete the floor.

A splendid stone staircase leads to the upper floor and the sleeping area: an intimate and refined space. The master bedroom, with exposed beam ceilings and balcony access, offers a warm and cozy atmosphere, while the main bathroom, featuring both a shower and bathtub, represents a perfect blend of comfort and design. A separate toilet and two additional bedrooms, overlooking the square and the beating heart of the village, complete this level.

The second floor adds further value with two additional bedrooms—one enhanced by an en-suite open shower—and a guest bathroom, offering versatile spaces ideal for guests or a boutique hospitality business.

In the semi-basement, the most authentic soul of the house is revealed: two stone-vaulted cellars, a testament to local tradition, alongside a charming loft-style apartment. Equipped with a sleeping area,

kitchen, bathroom, and balcony, this independent space is connected via a characteristic iron spiral staircase to a panoramic terrace below, where further cellar rooms and a small bathroom are located, perfect for managing the outdoor spaces and the pool area.

What makes this property truly unique is its ability to convey elegance without ostentation. It is a home that invites you to live slowly, to rediscover the value of details, and to enjoy beauty in every season.

#### DETTAGLI IMMOBILE:

|                                          |                                                                                         |
|------------------------------------------|-----------------------------------------------------------------------------------------|
| <b>Anno Di Costruzione:</b>              | 1800                                                                                    |
| <b>Stato Immobile:</b>                   | Ristrutturato                                                                           |
| <b>Camere:</b>                           | 6                                                                                       |
| <b>Bagni:</b>                            | 5                                                                                       |
| <b>Altitudine:</b>                       | 750 m s.l.m                                                                             |
| <b>Posizione:</b>                        | In centro abitato                                                                       |
| <b>Indipendenza Sui Lati:</b>            | Su 3 lati                                                                               |
| <b>Indipendenza Verticale:</b>           | Da terra al tetto                                                                       |
| <b>Orientamento Facciata Principale:</b> | Nord-est                                                                                |
| <b>Grado Di Luminosità:</b>              | Molto luminoso                                                                          |
| <b>Grado Di Silenziosità:</b>            | Silenzioso                                                                              |
| <b>Utenze:</b>                           | Acqua, Elettricità, Gas                                                                 |
| <b>Superficie Totale Mq:</b>             | 439                                                                                     |
| <b>Superficie Abitabile Mq:</b>          | 330                                                                                     |
| <b>Tipo Di Riscaldamento:</b>            | Con riscaldamento                                                                       |
| <b>Altre Caratteristiche:</b>            | Posto auto, Cantina, Solaio, Balconi, Terrazzo, Piscina, Caminetto, Antifurto, Giardino |
| <b>Opportunità Turistiche In Zona:</b>   | Trekking, Mountain-bike, Enogastronomia                                                 |
| <b>Terreno Mq:</b>                       | 150                                                                                     |
| <b>Morfologia Terreno:</b>               | Pianeggiante                                                                            |
| <b>Tipo Di Terreno:</b>                  | Prato                                                                                   |
| <b>Orientamento Terreno:</b>             | Sud                                                                                     |
| <b>Autostrada:</b>                       | 30 km A33 Cherasco                                                                      |
| <b>Mare:</b>                             | 80 km Savona                                                                            |
| <b>Aeroporto:</b>                        | 76 km Torino                                                                            |
| <b>Piste Sci:</b>                        | 53 km Mondolè Ski                                                                       |
| <b>Locali:</b>                           | 17                                                                                      |
| <b>Numero Di Piani:</b>                  | 4                                                                                       |

