



Rif: ARM001

Charming house with garden and views over the hills

Euro 125000



Aramengo

In a characteristic and private hamlet, we offer for sale a semi-detached house (free on three sides), arranged over two above-ground floors.

On the ground floor, the living area consists of a spacious furnished kitchen equipped with an induction hob and a wood-burning thermo-cooker connected to the radiators, and a living room featuring charming solid brick vaulted ceilings and a fireplace. Both rooms are very bright thanks to large French doors with direct access to the garden.

On the mezzanine level there is a bathroom with shower.

The first floor hosts the sleeping area with two spacious bedrooms with access to the balcony, a hallway, and a second bathroom.

Outside, there is a fenced garden of approximately 600 sqm, partly paved and partly lawn, ideal for enjoying outdoor spaces in complete peace and quiet, with pleasant panoramic views over the Monferrato hills.

The property also includes an additional outbuilding: a former hayloft on the first floor with a large storage room on the ground floor, also suitable as a garage.

Features:

- Heating via wood-burning thermo-cooker connected to radiators
- Double-glazed windows
- Roof in excellent condition

An ideal solution both as a primary residence and as a country house or second home, perfect for those seeking peace and privacy.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	2
Bagni:	2
Altitudine:	373 m s.l.m.
Posizione:	In borgata
Indipendenza Sui Lati:	Su 3 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	312 mq
Superficie Abitabile Mq:	194
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Box auto, Posto auto, Balconi, Cortile, Wi-Fi, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	645
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud
Locali:	4
Numero Di Piani:	2

