


Rif: SDM003

Panoramic house with large garden and over 1 hectare of land – Country home in the Asti hills

Euro 275000

SAN DAMIANO D'ASTI

Nestled in the peaceful setting of a picturesque hamlet in the hills surrounding San Damiano d' Asti, this portion of a farmhouse enjoys a charming panoramic position and an authentic countryside atmosphere.

Accessible via a private road that guarantees complete privacy and tranquility, the house is arranged over two levels and features two entrances. The main entrance opens onto a garden that feels like a natural terrace overlooking the rolling hills, while the second, more private entrance is located at the rear of the property.

On the ground floor, a spacious hallway leads to a bright living room, a bathroom with laundry area, a large eat-in kitchen, and a second living room enhanced by a charming fireplace, perfect for cozy evenings with family or friends.

On the first floor there are four bedrooms, one of which is currently used as a study thanks to its large windows overlooking the surrounding landscape, as well as two bathrooms. Every room is wrapped in the rustic warmth typical of a country house, with enchanting views from every window.

In the semi-basement there is a characteristic cellar where the boiler room is located.

The property is completed by a large garage and more than 1 hectare of land, creating a true natural oasis composed of an orchard, hazelnut grove and a wooded area. For those who dream of relaxing outdoors, there is also the possibility of installing a swimming pool, transforming this home into a truly idyllic retreat.

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	3
Bagni:	4
Posizione:	In borgata
Indipendenza Sui Lati:	Su 3 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud

Grado Di Luminosita:	Molto luminoso
Grado Di Silenziosita:	Silenzioso
Utenze:	Acqua, Elettricit�, Gas
Superficie Totale Mq:	342
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Box auto, Posto auto, Cantina, Balconi, Terrazzo, Cortile, Caminetto, Giardino, Orto, Frutteto
Opportunit� Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	12980
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
Locali:	10
Numero Di Piani:	2

