


Rif: SSR002

House with garden and panoramic view of the hills:

Euro 160000


SANTO STEFANO ROERO

In the heart of the picturesque Roero hills, in Roero, in Santo Stefano Roero, a charming house with a private garden, located in a quiet hamlet surrounded by greenery.

The municipality of Santo Stefano Roero is renowned for its rolling hills, vineyards, and quality of life, in a strategic position that allows easy access to important nearby towns such as Alba, famous for its white truffle and the wines of the Langhe, Bra, birthplace of the Slow Food movement, and Asti, known for its historical heritage and food and wine traditions. Turin is also easily reachable by car.

The property is in good structural condition and can be lived in immediately. However, it currently has no heating system, offering the opportunity to install a modern and customized solution.

The entrance, enhanced by an elegant jasmine plant wrapping around the gate, leads into the home, immediately creating a welcoming atmosphere.

On the ground floor there is a large kitchen, a cellar with direct access to the rear garden—where a barbecue area and a vegetable garden are located—as well as two practical storage rooms that can be used as a depot or workshop.

An internal staircase leads to the first floor, where the main living area is located, consisting of a hallway, four bedrooms, a kitchen, and a bright living room with a fireplace, ideal for spending pleasant winter moments with family.

From the upper-floor windows, there is a splendid panoramic view of the surrounding hills, one of the property's most valuable features, offering beautiful scenery in every season.

The property is completed by a covered structure with three parking spaces, a cozy outdoor patio perfect for lunches and dinners with friends and family, and land with an orchard, making the property even more attractive for those who love living close to nature.

Thanks to its spaces, its private location, and the charming landscape context, this property is suitable both as a primary residence and as a holiday home, ideal for those seeking a peaceful retreat in the heart of the Roero.

DETTAGLI IMMOBILE:

Stato Immobile:

Abitabile

PIEMONTE HOUSES

Camere:	4
Bagni:	1
Posizione:	Isolato
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:	249
Superficie Abitabile Mq:	170
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Senza riscaldamento
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Posto auto, Cantina, Balconi, Cortile, Caminetto, Giardino, Frutteto
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	1457
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Bosco
Orientamento Terreno:	Nord
Autostrada:	15 km
Primo Centro Abitato:	800 m
Mare:	130 km
Aeroporto:	73 km
Locali:	12
Numero Di Piani:	2

