

**Rif: SUZ001**

Finely Renovated Farmhouse with Garden

Euro 680000**Saluzzo**

An independent rustic home that combines the charm of tradition with modern comfort, thanks to a carefully executed renovation using high-quality materials.

On the **ground floor**, the spaces welcome you with a large, bright living room, a spacious kitchen ideal for gatherings, a laundry room, a guest bathroom, and a beautiful master bedroom complete with en-suite bathroom and walk-in closet.

On the **first floor**, there are two cozy and intimate bedrooms, a walk-in closet, and an additional bathroom designed to maximize functionality.

The house is designed for comfort and sustainability: underfloor heating with a heat pump and a state-of-the-art 4 kWh photovoltaic system ensure energy efficiency and environmental care.

Outside, a garden of approximately 4,000 sqm provides space, privacy, and a natural corner to enjoy every day, enriched by panoramic views that captivate in every season. The property also includes a large garage for two cars and a cellar that retains the authentic charm of country homes.

A unique place where elegance and nature meet to offer a refined and authentic lifestyle.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	3
Bagni:	3
Posizione:	Vicino a centro abitato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Nord
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	264
Superficie Abitabile Mq:	224

Classe Energetica:	c 117.25 kWh/mq anno
Tipo Di Riscaldamento:	Senza riscaldamento
Altre Caratteristiche:	Box auto multiplo, Posto auto, Cantina, Giardino
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	4000
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Nord
Locali:	7

