


Rif: VNM004

Elegant residence with 1 ha of land, swimming pool and tennis court

Euro 800000



VILLANOVA MONDOVI'

Elegant residence in the Villanova Mondovì area, completely renovated with taste and scrupulous attention to detail.

The location is strategic for quickly reaching the ski resorts: Lurisia Monte Pigna 7 km, with its renowned spa, Prato Nevoso 15 km, Artesina 13 km, Frabosa Soprana 10 km but also the Ellero, Maudagna and Pesio valleys with the Marguareis Natural Park which together offer numerous excursion proposals for the summer and winter seasons.

The property is also suitable for tourist accommodation and/or events; it is located just 50 minutes from Turin and about an hour from the Ligurian Sea.

The building is spread over three floors above ground, for a total gross surface area of ??approx. 962 approximately.

- **Ground floor** : multipurpose room with built-in oven/barbecue, wellness ? relaxation corner, porch, loggia and music room. The main body of the historic villa is composed of a veranda, large eat-in kitchen, hallways, living room, wardrobe room, dressing room and bathroom and an airy living room overlooking the park/garden. The ground floor is completed by a garage of approximately 88 m2.
- **First floor** : large hallway, 2 rooms. closets, 2 bedrooms, bathroom, veranda, 2 bedrooms, hallway and bathroom.
- **Second floor** (attic): central heating, hallway, walk-in closet, storage rooms, 2 bedrooms and bathroom.

Urban entity (park and garden) totally fenced, of approximately 10,293 m2, with a large swimming pool inside covered by a rigid structure that allows you to extend your bathing time throughout the year, tennis court, tall trees , pergola with kiwi plant, an orchard and a row of table grape vines.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	6
Bagni:	4
Posizione:	Isolato

Indipendenza Sui Lati:	Su 3 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud-est
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Molto silenzioso
Utenze:	Acqua, Elettricità, Gas
Materiali Di Facciata:	pietra
Superficie Totale Mq:	962
Classe Energetica:	C 140.109 kWh/mq anno
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Portico, Box auto, Posto auto, Balconi, Cortile, Piscina, Caminetto, Giardino, Parco
Opportunità Turistiche In Zona:	Equitazione, Trekking, Mountain-bike, Enogastronomia, Sci alpino, Sci di fondo
Terreno Mq:	10293
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud-est
Autostrada:	12 km
Aereoporto:	121 km
Piste Sci:	22 km
Numero Stanze:	14
Numero Di Piani:	2

