



Rif: CLC001

Historic residence with garden

Euro 525000



Castelnovo Calcea

Located in the heart of the village of Castelnovo Calcea, in a privileged position, this charming fully furnished property represents a perfect combination of traditional Piedmontese architecture, modern comforts, and high-quality materials.

Every room has been renovated with great artisanal care, respecting the history of the building and paying particular attention to enhancing its original features.

Passing through the entrance gate, you are welcomed by a large and charming landscaped garden, from which you can admire the gentle hills of Monferrato, offering a setting of absolute tranquility and beauty.

On the ground floor, the residence offers a bright living room with a fireplace connected to the dining room with a spacious kitchen, as well as a hallway and a guest bathroom.

From the kitchen there is direct access to the large and characteristic underground tavern/wine cellar, enhanced by a beautiful exposed brick vaulted ceiling: a charming space, perfect for convivial dinners and relaxing moments with friends.

The first floor features a second large kitchen, two bedrooms and a second bathroom. All rooms are served by three balconies that provide natural light and pleasant views of the surrounding landscape.

The second floor hosts the main sleeping area, consisting of a master bedroom, two additional bedrooms and a bathroom.

On the top level, the attic/loft offers a large open-space area that can easily be customized and is perfect for use as a study, hobby room or relaxation area.

In front of the residence there is a practical wooden canopy, ideal as a multifunctional outdoor living space or as storage for firewood and garden equipment.

The property is completed by a spacious 47 sqm garage with an anteroom and bathroom.

Thanks to its panoramic location, the high quality of the renovation and the remarkable versatility of the spaces, this residence represents a unique opportunity for those who wish to live in an authentic and private setting without giving up the convenience of village amenities.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	6
Bagni:	4
Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Non da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Normale
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	470 mq
Superficie Abitabile Mq:	458
Classe Energetica:	E 178, 66 kWh/m² anno
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Portico, Box auto multiplo, Posto auto, Cantina, Balconi, Cortile, Giardino
Terreno Mq:	1060 mq
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Nord

