

**Rif: SMN004****Panoramic villa with park****Euro 220000****Somano**

In the Langhe, between Dogliani and Bossolasco, in a panoramic position overlooking the hills and the Alps, a large villa, elevated on three floors, immersed in an estate park of about 10,000 sq. m.

The villa has a square outline and has an area of 100 square meters per floor.

On the ground floor is unsalone, with direct access to the porch that runs around the villa, a kitchen and a bathroom.

Also located on the ground floor are a large garage, a storage room and the heating plant.

On the second floor, accessible by internal staircase, apartment is in hall, kitchen, dining room, 2 bedrooms, bathroom and terrace.

On the second floor, attic, another apartment of equal area and com the same composition, with the difference of 3 small balconies instead of the terrace.

A vineyard has been planted in the gently sloping property park, and there are several fruit trees.

Very interesting property due to its size, suitable for two families and with the possibility of renting one of the two apartments also for tourist use.

DETTAGLI IMMOBILE:

Stato Immobile:	Nuovo
Camere:	4
Bagni:	3
Posizione:	Isolato
Indipendenza Sui Lati:	Su 1 lato
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Nord
Grado Di Luminosita:	Poco luminoso
Grado Di Silenziosita:	Rumoroso
Superficie Totale Mq:	320
Superficie Abitabile Mq:	280
Tipo Di Riscaldamento:	Senza riscaldamento
Altre Caratteristiche:	Portico, Tavernetta
Opportunita Turistiche In Zona:	Trekking, Mountain-bike
Terreno Mq:	10644

Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Bosco
Orientamento Terreno:	Nord
Numero Stanze:	12

