



Rif: AZN001

Villa Azzano: Modern Elegance Between Comfort and Sustainability

Euro 875000



Azzano d'Asti

"Villa Azzano": where technology meets the soul of nature

There is a place where the silence of the countryside blends with the most modern comforts, where every space is designed to envelop those who enter in a hug of well-being, light, and serenity. This villa – offered for sale fully furnished – is much more than a house: it is a sanctuary, a place to rediscover balance, authenticity, and harmony.

Designed with Bio-Architecture Principles

Villa Azzano was conceived with a simple yet precious vision: to create an environment that makes its inhabitants feel truly well. The use of natural materials such as lime and wood creates an ideal microclimate, while the most advanced technologies allow for nearly zero energy costs, fully respecting the environment.

A Welcoming Entrance, a Home that Speaks

Crossing the entrance, framed by the garden, means stepping into an intimate and protected world. The ground floor opens to a large open space, a bright environment where large windows bring in the beauty of the porch and surrounding greenery. Here, the modern, functional kitchen invites convivial moments, while the dining and living areas create the perfect space for living and sharing.

Spacious rooms, airy environments, a deep sense of space and openness: everything is designed to make you feel at home from the very first moment.

First Floor: Light, Panorama, and Daydreams

On the first floor, every room opens to the outside thanks to numerous French windows leading to the splendid wooden balcony. From here, your gaze roams freely over the Monferrato hills, offering a different, always exciting panorama every day.

The master bedroom with ensuite bathroom is a true personal retreat, where silence accompanies awakening and light becomes part of everyday life.

Basement: Space, Comfort, and Practicality

The large garage, cellar, technical rooms, and service areas provide everything needed to live comfortably and orderly, while maintaining the elegance of the main living spaces.

A Private Park that Breathes with the House

The villa is surrounded by over 9,000 m² of land: a small world of woods, fruit trees, olive trees, and vineyards.

Every corner invites you to slow down: a path among the oaks, a pause in the shade of lime trees, a basket of fruit picked directly from the trees.

The wooden pergola becomes a space for gatherings, hobbies, and outdoor moments. The extensive outdoor area also allows for the installation of a swimming pool, making the living experience even more exclusive.

A Peaceful Oasis, Just Minutes from Everything

Despite being immersed in nature, the villa enjoys a strategic location: just a few steps from the village and close to Asti, Alba, Turin, and the renowned Monferrato golf courses. A rare balance between serenity and convenience.

Technology that Simplifies Life

The house is equipped with state-of-the-art systems:

- Photovoltaic system with storage battery
- Solar thermal panels
- Underfloor heating
- Daikin climate control system, remotely manageable
- High-performance energy-efficient windows
- High-efficiency DeManincor wood stove
- Alarm system, electric gate, video intercom, wireless internet

Every detail is designed to provide safety, efficiency, and daily comfort.

Villa Azzano is a home experienced with the senses: the light entering through the windows, the fresh air flowing through the rooms, the scent of wood, and the song of the surrounding nature. It is the place to return to every day and reconnect with yourself.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	6
Bagni:	5
Posizione:	Isolato
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:	532 mq
Classe Energetica:	A3 74 kWh/mq anno)
Tipo Di Riscaldamento:	Riscaldamento autonomo
Altre Caratteristiche:	Portico, Box auto, Posto auto, Balconi, Cortile, Caminetto, Pozzo, Giardino, Parco
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	7394 mq
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Nord
Locali:	13
Numero Di Piani:	2

