


Rif: BRI004

Stone villa in a dominant position with panoramic views

Euro 730000



Briaglia

In a commanding position on the beautiful hills of the Langhe Monregalesi, we offer this elegant villa with garden and breathtaking views over the Alpine arc.

The property is located in the municipality of Briaglia, in a strategic position just **10 minutes from Mondovì**, less than **one hour from the Ligurian coast**, and about **30 minutes from the ski slopes**.

Passing through the automatic gate, you enter the beautifully maintained private garden, enriched with many varieties of plants and mature trees that enhance the outdoor spaces.

The house is arranged over **two above-ground floors plus a semi-basement level**.

On the **ground floor** there is the living area with entrance hall, kitchen with access to the porch, pantry, bathroom, and a large comfortable living room with fireplace and panoramic views of the Alps and the hill of Piazza. From the living room you reach a **covered terrace**, also enjoying the view, currently used as a study. On the opposite side, the living area opens onto a pleasant patio sheltered by a flowering pergola.

On the **first floor** is the sleeping area with hallway, two bathrooms with windows, and three bedrooms, two of which have access to a large **west-facing terrace** with views of the mountains.

On the **semi-basement level**, accessible via an internal staircase, there is a **double garage**, a laundry room, a cellar, an additional bedroom, and a cozy **tavern-style room with kitchen and fireplace**. From here you can access a covered porch with a **barbecue area** overlooking the garden — the perfect place for summer lunches with friends and family.

The garden, bordered by a hedge to ensure privacy, surrounds the house and extends over approximately **2,355 sqm**.

The house features **radiator heating throughout** and **double-glazed windows**.

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	3
Bagni:	4

Posizione:	In borgata
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	621 mq
Classe Energetica:	G
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Posto auto, Tavernetta, Balconi, Cortile, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	2355 mq
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud
Autostrada:	7 km
Aeroporto:	115 km
Stazione Treni:	8 km
Locali:	9
Numero Di Piani:	2

