


Rif: CEV007

Villa with Swimming Pool in a Panoramic Location

Euro 785000

CEVA

On the first hills of Ceva, in a quiet, panoramic, and private setting, stands this beautiful newly built villa, constructed with high-quality materials and equipped with all modern technologies for maximum living comfort.

The property is located at the end of a private road, ensuring privacy and tranquility. The entrance gate with automatic opening leads to the main courtyard, where two garages are located, one of which is double.

On the ground floor there is a complete and functional service area: a spacious tavern-style room with a fully equipped kitchen and wood-fired oven, a bathroom, laundry room, cellar, technical room, and a practical storage space for outdoor furniture.

The upper floor hosts the main apartment, characterized by bright and welcoming rooms. The large living room with exposed wooden beams and the panoramic kitchen open onto a covered porch, ideal for outdoor dining and relaxing evenings. An elegant bathroom and a storage room complete the living area.

The sleeping area includes two bedrooms with access to a balcony, one of which has a spacious walk-in wardrobe, a study, and a master bathroom with both bathtub and shower.

The attic floor, currently arranged as an open space with living room, bedroom, and bathroom, is enhanced by a spectacular terrace with breathtaking views over the town of Ceva and the surrounding mountains. With minor modifications, this floor could become an independent unit, perfect for tourism or guest accommodation.

Outside, a well-kept garden frames the panoramic swimming pool, ideal for relaxing while enjoying the surrounding hills.

The villa features a high energy rating thanks to modern systems such as underfloor heating, solar panels, and a central vacuum system. It is sold fully furnished and ready to move in.

Ceva is a charming Piedmontese town located among the hills of the province of Cuneo, rich in history, culture, and nature. It is famous for the Mushroom Fair, a nationally renowned event that every autumn attracts visitors from all over Italy, combining tradition, gastronomy, and nature tourism.

The area offers numerous hiking trails, food and wine itineraries, and proximity to the Langhe (a UNESCO World Heritage area) and the Maritime Alps, making it an ideal destination for nature lovers and sports enthusiasts.

If you are looking for your dream villa, with panoramic views, high-quality materials, and all modern comforts, this is the perfect home for you.

Contact us now for more information or to arrange a viewing.

DETTAGLI IMMOBILE:

Vicino A:	Centro
Stato Immobile:	Nuovo
Camere:	3
Bagni:	4
Altitudine:	428 m s. l. m.
Posizione:	Vicino a centro abitato
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:	413 mq
Superficie Abitabile Mq:	253
Classe Energetica:	A1 58.33 kWh/mq anno
Tipo Di Riscaldamento:	Riscaldamento autonomo
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Portico, Box auto multiplo, Posto auto, Tavernetta, Cantina, Balconi, Terrazzo, Cortile, Forno, Piscina, Wi-Fi, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud
Locali:	11
Numero Di Piani:	2

