Rif: CLV026

A Charming Residence with Unmatched Alpine Panorama

Euro 545000

Clavesana

Nestled among the most authentic hills of the Langhe, this property represents a rare combination of contemporary elegance, privacy, and a breathtaking view: from the Maritime Alps to Monte Rosa, every day opens onto an expansive horizon that is impossible to forget.

Living Spaces
The living area opens onto a magnificent panoramic terrace, a true extension of the house toward the mountains. Interior finishes emphasize brightness, comfort, and a sense of spaciousness. On the ground floor, there is a luminous living room with a fireplace and an 85? high-resolution TV, a modern kitchen equipped with an induction hob and snack bar, and a bathroom with a shower.

The sleeping area, on the upper floor, offers quiet and intimate spaces, ideal for those seeking a peaceful retreat. It includes two large bedrooms (one with a panoramic balcony), a bright study, and a bathroom with a bathtub.

The property also features a spacious garage, and the entrance gate is automatic.

Convertible Spaces and Potential
The basement hosts a tavern with a summer kitchen, already set up to be converted into a fully habitable mini-apartment, including an optional bedroom and bathroom.
Even the building facing the pool, currently used as storage and service space, can be converted into an independent guest house or a high-end wellness area.

Outdoor Spaces: Nature, Water, and Privacy
The land extends over 12,000 m², divided into:

- 8,000 m² garden
- 4,000 m² Dolcetto DOCG vineyard

The property also features two deep wells (40 m and 60 m), supplying an artificial pond for rainwater collection—a valuable resource for irrigation, the pool, and the vineyard.

The private pool (11.5 × 5 m, depth 1.5 m) is illuminated and perfectly integrated into the landscape: a place to enjoy from sunrise to sunset, combining relaxation and elegance with the panoramic view.

The House: Modern Comfort, Invisible Quality, and Absolute Silence
The main residence was designed with particular attention to well-being: insulated perimeter walls and internal cladding ensure excellent thermal and acoustic insulation; double-glazed windows, a security door, and the total absence of natural gas combine with an energy system designed for efficiency and autonomy.
Heating is provided via radiators connected to a boiler located in the dedicated technical room.
Air conditioning is installed, and domestic hot water is supplied by a dedicated solar panel.

Additionally, a project is already prepared for the installation of a 7 kW photovoltaic system with a 4 kWh battery, making the property ideal for modern and self-sufficient energy management.

A Property That Offers More Than a House
This is a residence that combines unparalleled views, tranquility, energy autonomy, potential for further development, and rare construction quality in the Langhe.
Perfect as a main residence or a high-end country home for those seeking a place that can inspire and delight every day.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	2
Bagni:	2
Altitudine:	420 m s.l.m.
Posizione:	In borgata
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosita:	Molto luminoso
Grado Di Silenziosita:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	381
Superficie Abitabile Mq:	185
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Box auto, Tavernetta, Balconi, Terrazzo, Piscina, Caminetto, Pozzo, Giardino, Vigneto
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	12000
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Ovest

Autostrada:	9 km
Primo Centro Abitato:	3 km
Mare:	78 km
Aereoporto:	109 km
Piste Sci:	44 km
Locali:	5
Numero Di Piani:	2