


Rif: COR002

Furnished Villa with Pool and Hill Views

Euro 1280000



Corneliano d'Alba

A few steps from the center of Corneliano d'Alba, in the green hills of the Roero and just 9 kms to the north of Alba, we offer for sale a modern-day villa with pool and enchanting views onto the town and its surrounding hills. Set midway on the hill slope, in a quiet residential area, the property's parcel of land measures approximately 700 square meters.

The owners who built the villa have chosen top-quality materials paying particular attention to innovative solutions geared to improving the house's energy efficiency.

A main gate opens onto a large front yard with an 80 square meter garage and an independent, ground-floor guest apartment featuring an open-plan living room and kitchen, a bedroom, a bathroom and a balcony. On the same level there is a laundry room and a tavern-style leisure room.

The main, single-story apartment occupies the entire upper floor. A spacious, equipped kitchen opens onto a portico which leads into the garden with a pool, a perfect spot from where to admire the verdant hill landscape. The living area includes an elegant sitting room with fireplace and a picture window with vistas of the hills. A hall leads to the main bathroom equipped with a shower and to the three bedrooms, one with a walk-in closet and one with its own bathroom with bathtub.

The top, attic floor is a loft with a kitchen area, which makes it suitable for becoming a self-contained unit.

All floors are connected by an internal staircase with independent access to each floor. Furthermore, the layout makes it possible to install an elevator, adding to the comfort. The house is equipped with a whole range of modern features like central vacuum cleaning, floor heating and a solar array of 6 kW with solar storage batteries. The house's generous floorspace and versatility make it suitable for more than one household.

DETTAGLI IMMOBILE:

Vicino A:	Centro
Anno Di Costruzione:	2007
Stato Immobile:	Nuovo
Camere:	4
Bagni:	4

Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud-est
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	710
Superficie Abitabile Mq:	510
Classe Energetica:	C 111,64 kWh/mq anno
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Portico, Box auto multiplo, Posto auto, Tavernetta, Balconi, Cortile, Caminetto, Wi-Fi, Irrigazione automatica, Giardino
Opportunità Turistiche In Zona:	Equitazione, Trekking, Mountain-bike, Enogastronomia
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Nord
Autostrada:	10 km
Primo Centro Abitato:	1 km
Mare:	113 km
Aeroporto:	85 km
Numero Stanze:	12
Numero Di Piani:	3

