


Rif: LMR009

Villa with Garden

Euro 790000



La Morra

Just a few steps from the town center of La Morra, in a convenient yet private location, stands this spacious detached villa with a garden of over 2,300 sqm. A property that combines space, comfort and versatility, ideal for those who dream of living surrounded by greenery without giving up nearby services.

The villa is spread over three levels.

On the ground floor there is a living room, a kitchen, a guest bathroom and two large cellars, which can easily be converted into bedrooms or hobby rooms. The floor is completed by a large garage, perfect for those who need multiple parking spaces or an area for activities and storage.

Going up to the first floor you reach the main living area of the house: a spacious kitchen and living room, two bedrooms, two bathrooms and a large hallway leading to three terraces, ideal for enjoying the view and relaxing outdoors.

The second floor is a fully renovated attic apartment with a modern kitchen, a bright living area, three bedrooms and a bathroom: an independent and ready-to-live space, perfect for family members or guests.

The large garden of 2,330 sqm surrounds the property and is a real highlight: here there is plenty of space to create a vegetable garden, an orchard or simply a green oasis where you can enjoy your free time in total tranquility.

This villa is the ideal solution for those looking for a home with generous spaces, also suitable for multiple families, in one of the most sought-after locations in the Langhe area.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	5
Bagni:	4
Altitudine:	457 m s.l.m
Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 4 lati

Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud-ovest
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	659
Superficie Abitabile Mq:	412
Classe Energetica:	E - 155, 86 kWh/mqa
Tipo Di Riscaldamento:	Con riscaldamento
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Portico, Box auto multiplo, Posto auto, Cantina, Balconi, Terrazzo, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	2330
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud-ovest
Autostrada:	7,5 km
Primo Centro Abitato:	600 m
Mare:	94 km
Aereoporto:	95 km
Piste Sci:	63 km
Locali:	11
Numero Di Piani:	3

