



Rif: MTG002

Villa with Indoor Pool: Cutting-Edge Technology, Elegance and Absolute Comfort

Euro 625000



Montegrosso d'Asti

This stunning fully furnished villa perfectly combines cutting-edge technology, privacy, and contemporary design. An exclusive residence conceived to offer the highest level of living comfort while maintaining optimized running costs thanks to advanced energy-efficient solutions.

Built according to sustainable and eco-friendly principles, the property has been carefully designed to ensure well-being, energy savings, and exceptional quality of life. Particular attention has been paid to orientation, thermal insulation, natural ventilation, and the selection of premium materials, creating bright, healthy, and comfortable interiors.

The private entrance, surrounded by a beautifully landscaped garden, leads to a residence arranged over three levels and designed for a refined modern lifestyle.

The ground floor opens onto a magnificent contemporary open-plan living area enhanced by a spectacular indoor swimming pool, the true centerpiece of relaxation and wellness. The elegant and bright living space overlooks the covered outdoor portico, ideal for entertaining and al fresco dining during the warmer months. The area includes a spacious dining room with large panoramic windows and a modern open kitchen fully furnished and included in the asking price. A practical storage room and a bathroom with ante-bathroom complete the floor.

The first floor hosts the sleeping area, featuring a spacious hallway with terrace access, two bedrooms — one with a private terrace — a bathroom with terrace, and a beautiful master suite with en-suite bathroom, walk-in wardrobe, and private terrace.

The basement level is dedicated to service and technical areas and includes a garage comfortably accommodating up to three cars, a gas boiler room, pool technical room, laundry/bathroom, and wine cellar.

Outside, the meticulously maintained garden surrounds the villa, offering ideal spaces for relaxation and outdoor entertaining. The seamless connection between indoor and outdoor areas allows full enjoyment of every part of the property, with direct garden access from both the kitchen and living room.

This property is the ideal solution for those seeking peace and privacy in the heart of the Piedmont

countryside without compromising on technology, comfort, and elegance — a perfect setting for family life and entertaining guests.

Main distances

- 300 meters from the center of Montegrosso d' Asti
- 12 km from Asti
- 13 km from the Asti Est motorway exit (Turin–Piacenza motorway)
- 15 km from Golf Feudo di Asti
- 25 km from Alba
- 60 km from Turin

Features and technical equipment

- 6 kW photovoltaic system
- Solar panels for hot water production
- Underfloor heating and cooling
- Remote-controlled AERMEC air-conditioning system
- Bticino My Home home automation system
- EINSTAIN temperature control system connected to PC with video graphics
- Internal, perimeter, and garden alarm system
- Video surveillance system
- Video intercom
- FAAC automated electric gate and garage doors
- Security doors at the entrance and garage
- Thermal-break wooden window frames with double anti-break glass and low-emission glazing
- Full Wi-Fi coverage throughout the house and garden
- Category 6 RJ45 wired internet network
- Fully recessed LED lighting with RGB ceiling strips
- SISTEMAIR central vacuum system on all floors
- Air handling units with heat recovery system
- Dehumidification system for the pool area
- Stainless steel 18/10 anti-corrosion pool ducting
- Heating and cooling system also in the basement areas
- 7-zone automatic irrigation system with 1,000-liter storage tank
- Water pressure system with inverter pump, softener, filters, and polyphosphate dosing system

Indoor swimming pool features

- Counter-current swimming system
- Hydromassage
- Air blower
- Waterfall neck massage feature

A truly unique property where aesthetics, innovation, and exceptional living quality come together in perfect harmony.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	2013
Stato Immobile:	Nuovo
Camere:	3
Bagni:	4
Posizione:	In 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 Abitabile Mq:	304
Classe Energetica:	B 140,76 kWh/mq anno
Tipo Di Riscaldamento:	Con riscaldamento
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Portico, Box auto multiplo, Posto auto, Tavernetta, Terrazzo, Forno, Caminetto, Antifurto, Aria condizionata, Wi-Fi, Irrigazione automatica, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	850
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud
Locali:	12
Numero Di Piani:	3

