



Rif: TTN001

Villa with views over the Langhe and the Alps, large garden and the possibility of a swimming pool

Euro 490000



TREZZO TINELLA

In one of the most beautiful locations in the Langhe, surrounded by absolute tranquillity and enhanced by magnificent panoramic views over the rolling hills and the Alpine range, this elegant semi-detached villa, free on three sides, is surrounded by a large private garden.

A contemporary and refined property, designed for those who wish to live in harmony with the surrounding landscape without compromising on comfort or sophisticated, distinctly modern interiors.

The panorama is undoubtedly one of the villa's most distinctive features. The large living-room window frames the hills like a genuine natural painting, bringing the landscape directly into the home and offering breathtaking views in every season.

The garden, directly connected to the living area, naturally extends the living spaces outdoors and offers the possibility of creating a panoramic swimming pool, providing the perfect setting for relaxing, entertaining guests and enjoying outdoor living immersed in the beauty of the Langhe.

Contemporary design and bright interiors

The interiors feature a refined balance of contemporary design, elegance and warm materials, with rooms designed to be both beautiful and comfortable, enhanced by abundant natural light.

The parquet flooring in the living room and bedrooms adds warmth and continuity, while the distinctive resin staircase is a modern and striking architectural feature.

All windows are fitted with double glazing and mosquito screens, ensuring comfort and functionality.

Heating is provided by a pellet boiler.

The ground floor: the heart of the villa

The ground floor houses the main living area and stands out for its exceptional connection between the interiors and the garden.

The bright and functional eat-in kitchen has direct access to the outdoors.

Adjacent to the kitchen is the spacious double living room, elegant and welcoming, featuring a beautiful fireplace that creates a warm and convivial atmosphere.

But it is above all the large panoramic window that captures the attention: a true frame overlooking the landscape, with views stretching across the Langhe hills and, on the clearest days, towards the Alps.

Both the kitchen and living room open directly onto the panoramic garden, creating a natural continuity between the living area and the outdoor spaces.

The floor is completed by a bedroom, a bathroom and a terrace.

The attic floor: charm and versatility

The attic floor provides an additional level of privacy and versatility.

It comprises a second living room/study, a spacious bedroom, a bathroom and a large dressing room which, depending on requirements, could easily be converted into an additional bedroom.

The character of this floor is enhanced by the exposed wooden roof beams, creating a particularly warm and atmospheric setting that contrasts pleasantly with the villa's more contemporary elements.

The basement: generous utility spaces

The basement completes the property with a range of highly functional spaces.

It includes a large garage, a fitness area, a laundry room with bathroom, the boiler room and a practical storage/wardrobe area.

This layout allows the auxiliary spaces to be conveniently organised while keeping the living areas uncluttered and orderly.

The location is another major strength of the property.

The villa is set in the heart of the Langhe landscape, an area characterised by rolling hills, vineyards, charming villages and expansive views, within easy reach of some of the region's best-known and most highly regarded destinations.

The proximity to Alba, Neive, Barbaresco and Treiso allows residents to enjoy an authentic hillside setting while maintaining easy access to essential services and to the Langhe's renowned gastronomic and cultural attractions.

An ideal location both for those seeking a high-quality permanent residence and for those looking for a prestigious second home in the Langhe, an area internationally renowned and appreciated.

A home where the panorama becomes part of the architecture

This villa does more than offer a beautiful view: it has been designed to truly experience it.

The large openings of the living room, the direct connection between the living area and garden, the

designer interiors, the warmth of the parquet and exposed beams, and the possibility of creating a panoramic swimming pool all contribute to creating a truly unique property.

The real added value is the feeling of having the Langhe constantly before your eyes: a panorama that changes with the seasons, the light and the passing hours, turning every day into a natural spectacle.

An elegant, contemporary and welcoming villa where design, comfort and landscape come together in perfect harmony.

DETTAGLI IMMOBILE:

Stato Immobile:	Nuovo
Camere:	2
Bagni:	3
Posizione:	In borgata
Indipendenza Sui Lati:	Su 3 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:	260
Superficie Abitabile Mq:	180
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Riscaldamento autonomo
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Portico, Box auto multiplo, Posto auto, Terrazzo, Caminetto, Antifurto, Wi-Fi
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	760
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud-ovest
Autostrada:	11 KM
Primo Centro Abitato:	3 KM
Mare:	70 KM
Aeroporto:	74 KM
Piste Sci:	60 KM
Locali:	7
Numero Di Piani:	3

