

**Rif: VCF006**

Villa with Garden and Terrace

Euro 400000**Vicoforte**

In the hills surrounding the locality of Vicoforte, we offer for sale a freestanding villa which is a fine example of post-modern architectural trends which started gaining a foothold between the 1970's and 1980's.

The villa exhibits an oval shape and its façade is graced by long balconies typical of the period's style. They allow to admire the mountain landscape on the horizon and underscore the house's particular shape. The house's concrete structure contrasts with the natural element represented by the five-leaved ivy which covers the entire building and gives it a variable appearance depending on the season. A 1010 square meter garden surrounds the house there is a shaded terrace at the back, a welcome spot to relax on hot summer afternoons.

The house stretches over two floors and an attic and we rely on the attached floorplans to give a precise idea of the layout.

The considerable size of the house allows for the creation of several – up to five – housing units: two on the ground floor, two on the first and one in the attic, all connected by a balcony and with independent entrances. The roof is insulated.

The house is equipped with solar panels, a pellet boiler and a DHW boiler producing warm water.

A perfect property both for a year-round and a holiday residence or for holiday rentals.

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	8
Bagni:	6
Altitudine:	627 m s.l.m.
Posizione:	Vicino a centro abitato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud-ovest
Grado Di Luminosità:	Normale

Grado Di Silenziosita:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	770
Superficie Abitabile Mq:	554
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Pellets
Altre Caratteristiche:	Box auto, Balconi, Terrazzo, Caminetto, Giardino
Opportunita Turistiche In Zona:	Equitazione, Trekking, Mountain-bike
Terreno Mq:	1010
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud-ovest
Autostrada:	9,8 km
Primo Centro Abitato:	2,7 km
Mare:	67 km
Aereoporto:	125 km
Stazione Treni:	10 km
Piste Sci:	17 km
Numero Stanze:	18
Numero Di Piani:	3

