



Rif: VOA001

Villa with Panoramic Views over the Monferrato Hills

Euro 470000



Vigliano d'Asti

A Unique Home with Breathtaking Views of the Val Tiglione

Perched in a dominant panoramic position, this exclusive villa offers a natural spectacle that opens onto the entire Val Tiglione. It is the ideal choice for those seeking light, space, and absolute tranquility.

Recently built and covering 311 sqm, the property perfectly combines modern comforts with timeless charm. All of this is set within a large plot of 13,357 sqm (including urban land), perfect for creating a swimming pool, an orchard, or simply enjoying nature in complete privacy.

A convenient driveway leads to the basement, intelligently designed: here you will find a large garage/storage area of 309 sqm, a cellar, a study/office, a boiler room, and a laundry with bathroom.

The living area, accessible via an internal staircase, is spacious and bright. The open-plan kitchen (included in the price) and dining area overlook the garden, ideal for enjoying outdoor living in contact with the countryside. On this level, there is also a large living room, a bathroom/laundry, and a bedroom—perfect spaces for hosting family and guests in style.

On the upper floor, where the gaze stretches across the hills and light enters from every corner, the sleeping area unfolds: two bedrooms, a hallway, a bathroom, and a master suite with walk-in closet and private bathroom.

Features and Comforts:

- Natural brightness throughout the year
- Video surveillance system
- Thermal insulation with external cladding
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Independent on four sides

- Insulated and thermally efficient roof
- Alarm system
- Underfloor heating
- Central vacuum system

Ready to be captivated?

Contact us to schedule a visit and experience firsthand the unique charm of this property.

DETTAGLI IMMOBILE:

Stato Immobile:	Nuovo
Camere:	4
Bagni:	3
Posizione:	In borgata
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 Totale Mq:	620
Superficie Abitabile Mq:	311
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Riscaldamento autonomo
Altre Caratteristiche:	Portico, Box auto multiplo, Posto auto, Cantina, Balconi, Giardino
Terreno Mq:	13.357
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
Locali:	10
Numero Di Piani:	2

