

AI

ATELIER Immobiliare

AGENCY — MONFALCONE

CIVIDALE DEL FRIULI — FRIULI-VENEZIA GIULIA

CHARMING COUNTRY HOUSE IN THE VINEYARDS OF THE CIVIDALE AREA

€ 729.000

PRICE

320 m²

SQUARE METRES

5

ROOMS



DESCRIPTION

CHARMING COUNTRY HOUSE IN THE VINEYARDS OF THE CIVIDALE AREA

Traditional and modern at the same time is this architecturally interesting Friulian property in the vineyards of Cividale del Friuli, in the province of Udine. The former farmhouse, renovated in the form of a loft with a traditional aesthetic on the outside and a bright contemporary design on the inside, enjoys a unique view of Cividale, its green surroundings and, when the weather is fine, a panoramic view of the magnificent Karavanke Mountains with their beautiful eye-catching silhouette. The sunsets that can be admired from the property are more than spectacular. The property is tucked away in a quiet and idyllic location and has access from a country road with little traffic. The house is on three levels and consists on the ground floor of: entrance hall, large and extremely spacious living/living area, kitchen, dining area, service bathroom, access to the integrated service room area and wellness area; second floor right wing: hallway/study with access to the terrace/winter garden, two bedrooms with en-suite bathroom, large balcony along the perimeter of the house;

second floor left wing: large bedroom, currently used as Atelier with en-suite bathroom; second and last attic floor: the space is currently divided into bedroom and office but can be used as desired. The well-protected winter garden with a view allows you to stay outside even in windy and rainy weather. The large terrace in front of the house invites to linger at any time of the day. The species-rich and very beautiful planting of the organic garden is huge and allows for a rich harvest. In the garden area there are 2 new water tanks for rainwater collection, each with a volume of 1000 liters for irrigation of the garden. Completing this proposal is a small garden shed, if necessary convertible into a small independent dwelling, and a garage. This house has a lot to offer both economically and ecologically. In addition to the presence of a gas heating system, the solar and photovoltaic system already installed on the roof saves costs and contributes to the overall ecological balance. Net usable living space: approx. 310 sqm Total land, fully fenced: approx....

 **320 m²**
AREA
 **5**
ROOMS
 **4**
BATHROOMS
 **€ 729.000**

FEATURES



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CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.

 **PHONE**
+393386859468

 **EMAIL**
info@atelierimmobiliare.eu

 **ADDRESS**
Via Antonio Smareglia, 34074 Monfalcone, GO, Italia, Monfalcone, GO