



## Carducci 33 - Immobili Dinamici

AGENCY — TORTONA

TORTONA — PIEMONTE

# VILLA QUIET AREA

€ 500.000

PRICE

400 m<sup>2</sup>

SQUARE METRES

5

ROOMS







## DESCRIPTION


# VILLA QUIET AREA


MODERN AND FUNCTIONAL PRESTIGE VILLA In one of the most convenient areas of lower Piedmont, just a few kilometers from Tortona and the highway hubs connecting with Milan, Genoa and Turin, we offer for sale elegant and modern villa built around 2000, located in a central but panoramic position overlooking the surrounding hills. The property is surrounded by a beautiful planted garden of about 1000 square meters and is developed as follows: Ground floor Includes both living and sleeping areas. The entrance hall, with flooring made of resistant and durable terracotta tiles, opens onto the living room through which you access to a beautiful livable terrace from which you can enjoy the beauty of the garden and which continues to the kitchen, separate and habitable. Also on the ground floor are the two bathrooms, one of which has a balcony, the master bedroom with walk-in closet window

and the second bedroom. Upper floor Entirely attic with beautiful exposed beams and habitable, represents a real gem and consists of a fun stupendous living room, a corner of peace and relaxation, which dominates this precious and useful additional space. It is completed by an additional room, usable as a hobby room or study and a bathroom. Basement It consists of the tiled garage with 2 parking spaces, the laundry room with shower, the tool room, the boiler room and a characteristic tavern with wood stove and fireplace. Additional unquestionable pluses are: a. the double-glazed window frames b. the mosquito nets c. independent air conditioning system for each floor d. efficient alarm system e. automated irrigation system present throughout the garden. Finally, the attention to detail, such as solid oak window frames and walnut doors, add to the property's prestige and elegance.

 **400 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **3**  
BATHROOMS

 **€ 500.000**  
PRICE

## FEATURES



WIDE SPACES



BOX CAR



INDEPENDENT TAVERN



TERRACE



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Dinamici

## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



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