

Independent Villas with Park and unique design



€ 345,000,00

Ref. RH024

Contact us

 0382 78 363

 info@romantichouses.com



 Surface
700,00 sqm

 Rooms
12

 Bedrooms
6

 Bathrooms
6

 Energy label
G

 from Milan
110

 Altitude
142,00 m asl

 Green
5000 mq

Italian design for this modern villa located in a residential area of Gamalero, in the province of Alessandria, surrounded by a lush park of 5000 square metres, 2500 square metres of which can be built on, or can remain a green space, or be used as you prefer. The Villa is protected by a strong fence and is aesthetically well finished. It is not isolated, but remains independent and a good distance from other houses nearby. The entrance and the original architectural lines alone make it clear that this is a villa with character, the like of which you don't see every day. Originally intended to be a beautiful family villa for entertaining, today it might be reconsidered as a hospitality facility, or split into three independent apartments.

The style of this Villa takes us back to the lively 1970s, when architects were beginning to think outside the box, artfully designing with engineering expertise, new lines, and new materials. The bathroom fixtures, carpeting, window grilles, exterior columns, and other details are indicative of the era, and will be appreciated by the discerning observer. The property today needs some modernisation work, but only on a superficial level: this is a stupendous Villa.

Composition:

Ground floor: large tavern with exit to the garden, bright and liveable, four rooms, cellars, double garage, bathroom, laundry.

First floor: entrance, staircase, large, striking living room with fireplace, windows overlooking the garden, kitchen, utility room, study, four bedrooms and three bathrooms all on one floor, hallways.

Attic floor: 5 spacious rooms to be renovated on a surface of 100 square metres - habitable - spacious and bright - Extras: large terrace on attic floor, two garages.

Systems: the heating system is methane-powered radiators, electrical and plumbing systems are in good condition, municipal water, direct municipal sewerage. Alarm system included.

Location: Gamalero is a village of 880 inhabitants, 148 metres above sea level. It is in a convenient location, with Alessandria only 14 km away and easily reachable, and the sea 70 km away. The A/7 Milan-Genoa and A/21 Turin-Piacenza motorways are 10 minutes away by car. Day trips: you can visit the Asti hills in the nearby town of

Mombaruzzo, home to renowned wineries where you can buy and taste excellent wines; or tourist destinations such as Ovada, Gavi, and Acqui Terme, the beach at Arenzano in Liguria, and much more.

Double garage :

More building land - : inferriate, lavanderia