

Charming Villas overlooking inside beautiful Park and hills



€ 575,000,00

Ref. 1912074

Contact us

 0382 78 363


 info@romantichouses.com



 Surface
310,00 sqm

 Rooms
9


 Bedrooms
5

 Bathrooms
3

 Energy label
G

 from Milan
77

 Altitude
199,00 m asl

 Green
1500 sq mtr

High up in the hills of **Santa Maria della Versa**, a locality in the **Oltrepò Pavese** known for the famous “La Versa” wine cellar, we offer for sale a villa with a capital “A”. Surrounded by a wooded park (**maritime pines, magnolias, maples, etc.**) with panoramic views, this is a fine example of the elegance of the '80s.

One of its best qualities is its **privacy**: you will feel immersed in the green woodlands, while still being safe and not isolated, just a short distance away from the centre of Santa Maria della Versa.

Entering the avenues of the park, our first glimpse of the style of the Villa made us think we were up in the lake country - it recalls the classic Lago Maggiore villas with their atmosphere of shelter from the summer heat, solid character, and refined design. They are something from the past, but for those who know how to appreciate them, they are comfortable habitats full of uniqueness and individual style.

In the park we find a relaxing area with a swimming pool (to be renovated presently and modified in some parts) that makes us think of summer games with friends and the conviviality of a timeless pastime.

Going up to the ground floor of the Villa we pass through a beautiful, covered terrace overlooking the green garden and the surrounding hills. At the entrance we are greeted by a double living room with a classic yet modern flavour, with a striking large fireplace, large white windows in English style, a kitchen with an exit to the terrace, and bathrooms all on one floor with a circular design. The impression is one of light, spaciousness, and breath...

On the first floor is the sleeping area, warm and cosy bedrooms with one bathroom.

A special feature of this villa is that it has created a modern and flexible multi-use habitat below the ground floor. We are talking about a cosy and open living room with a large window overlooking the garden, a well equipped and furnished tavern kitchen, two bedrooms and a comfortable modern bathroom, and a large laundry closet. This space will be your **wild card**: a space for your business, a guest apartment for the extended family, whatever you need for hospitality in an intimate and independent area, separate from your home.

Vineyard land bordering the park is available upon request.

The location is very convenient, just a short walk from the centre and everything you need. Santa Maria della Versa

is not far from other centres such as Pavia and Stradella, and Milan is one hour away.

Food and wine excursions are close by, trips to higher up in the Oltrepò Pavese, trips to the Zavattarello Castle, or even to the Piacentino area towards Nibbiano and Pianello Val Tidone. Just one more pleasure to add to everything else this marvellous property has to offer.

Further information will be given to those calling the studio with serious inquiries.

Extras: dependance renovated 160 sq mtr

Extras : Under agreement more land