

## Pretigious country house with garden

€ 460,000,00

Ref. RH G068

### Contact us

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Surface  
**480,00 sqm**



Rooms  
**10**



Bedrooms  
**4**



Bathrooms  
**3**



Energy label  
**B**



from Milan  
**58**



Altitude  
**55,00 m asl**



Green  
**1500**

Independent Villas dated 2012, modern and comfortable, with exposed brick details and natural materials. The villa is distributed on one floor: large living room with fireplace, kitchen bordered by an exposed brick arch, three bedrooms and bathroom. To underline the external area of the porch, made with exposed beams and from where you can enjoy the view of the green. Barbeque area (handcrafted and equipped with smoke extraction hood) and adjacent to a corner of the garden with sage and rosemary bushes.

On the first floor there is a large double bedroom with wardrobe, bathroom and Jacuzzi. In addition, two terraces, one with a well of 15sqm and the other with a very characteristic circular relaxation seat of 50sqm. In the basement: tavern, laundry, bathroom, triple garage, cellar and technical room.

The property includes a planted garden and on the back 1500sqm of building land to be used to enlarge the house or for a possible swimming pool or even simply for vegetable garden use.

The property has been built according to the latest legal directives, has underfloor heating, solar panels for hot water, predisposition for alarm and air conditioning.

We are in a small town not far from San Colombano and the hills of Miradolo and on the road to the hills of Oltrepò Pavese. We are also not far from the motorway junction for the A21 TO-PC

Solar Pannel, Tower and terrance, pool to built, barbeque area : Balcony, cellar, garage 3 place