

Elegantly finished farmhouse in Oltrepo' Pavese - Casteggio



€ 390,000,00

Ref. RH2401007

Contact us

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Surface
270,00 sqm

Rooms
5

Bedrooms
3

Bathrooms
3

Energy label
Being defined

from Milan
72

Altitude
360,00 m asl

Green
1500 sqm Garden

We are in **Montalto Pavese** at 320 meters above sea level, in the **beautiful hills of the Oltrepò Pavese**, in an open and ventilated point; In the destinations of those looking for a home, we often speak of places, not too far from services, not too isolated, *hills that offer open horizons where the mind calms down, sweeps away anxieties, places where it is possible to experience the gifts and rhythms of nature. A goal that is not easy to conquer and so the pride of the owner of this reality is that of having reached the goal.* Maybe we hope it will happen to you too?

The essential highlight for any project, whether looking for a private country house or looking for a house that can accommodate animals or a small agricultural project is its **360° panoramic position**.

We find this solution **interesting for those who would like** to share the home with children or parents but that everyone has **total privacy and independence**. People who like to cultivate hobbies, or who have animals and would like a space dedicated to them.

So let's think of those who are looking for a comfortable and elegant home and at the same time have a bucolic situation to live in total freedom.

In detail, we have:

- First ground floor apartment of 137sqm with bright loft-style living room, kitchen view, three bedrooms and two bathrooms. Porch overlooking a beautiful garden, already prepared for the installation of a swimming pool. Private entrance.
- second apartment on the first floor with independent access for 97sqm attic style, a large room with open kitchen, bedroom and bathroom, panoramic terrace.
- basement with warehouse/cellar and garage for 62sqm
- Residential volume and rustic annexes for shelters

We can allocate land to allow greater privacy, we are talking about 3000/4000 square meters of agricultural land in addition to the garden in front of the house.

Houses that are immediately usable, in excellent condition, the interiors speak for themselves, comfortable with

elegant materials, a solution where **no savings were made in the renovation**, it was a habitat dedicated to the family and for oneself, **with that care that we Italians put into "our home"**.

100 meters away, the property also has a farm with a restaurant, vineyards and arable land, in case it would be useful to merge everything for a project with agritourism value.

Annex: Rustic buildings used for warehouses and cellar - Dog Kannel

Extras: Additional building classified as a Dwelling to be rebuilt

Land: Possibility of additional Agricultural land of about 3000/4000 sqm