

## Historic Villa with land and rustic buildings



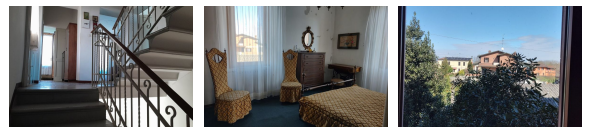
€ 195,000,00

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### Contact us

 0382 78 363

 [info@romantichouses.com](mailto:info@romantichouses.com)



Surface  
**250,00 sqm**



Rooms  
**5**



Bedrooms  
**3**



Bathrooms  
**2**



Energy label  
**E**



from Milan  
**60**



Altitude  
**309,00 m asl**



Green  
**2900 Sqm Land**

We are talking about a residential reality that takes us back almost a hundred years, atmospheres that tell of Italian traditions, family ambitions, places suited to peasant culture and since we are at the beginning of the **Scuropasso Valley**, also passions of an area dedicated to the production of **fine wines such as Pinot and Buttafuoco**; from here we can quickly reach hilly landscapes, naturalistic and enographonomic excursions. At the same time, we are close to the town of Broni, thus being able to **easily access all the services** that make everyday life more comfortable. On an area of about 3000sqm we find a three-storey villa with classic architecture of the '20s, a rustic building with porch, a remarkable farmhouse as well as agricultural land. We start from the **Villa**: free on all four sides, with a square plan, we enter the mezzanine floor entrance, a large kitchen, a living room, dining room and bathroom, we go up to the first floor where there are three bedrooms, a closet and another bathroom. An added value to underline is the **attic with exposed beams** and a height that allows you to obtain additional living space as desired. All the rooms of the Villa are bright and offer adequate spaces for family and non-family life. The **two-storey farmhouse with a large porch** has its own charm and we can rethink it as a storage room or evaluate a change of use for an additional living space. The **Rustic Building** of about 35 square meters, also with its porch, invites you to stop comfortably outdoors with its pergola; We also have **a well to reopen if desired**. A mention to the winery which has a height of over 3 meters. A solution for those looking for living space and green space, with leisure buildings or for those who need space for their work. We have to budget for renovation interventions that will be subjective, it depends on everyone's ambitions and goals, **the villa is in any case in good condition and habitable**. For us a nice solution for a family residence, but since large families are scarce other options that we have imagined: "home restaurant", resale of handicrafts, home-work - a private kindergarten? and so on... In any case, the study is available to provide detailed information that may be of interest for the purpose of a targeted visit.

Extras: Rustic Building of 35 sqm, Farmhouse on two levels with Porch. Gazebo Area. Habitable Attic

Land: 2900 Sqm Land merged with the house + Courtyard and flower beds