

Hills of the Oltrepò Pavese - Country house in the panoramic green



€ 445,000,00

Ref. RH251016

Contact us

+39 347 50 88 380

info@romantichouses.com



Surface
245,00 sqm

Rooms
5

Bedrooms
4

Bathrooms
3

Energy label
B

from Milan
75

Altitude
380,00 m asl

Green
1800

A country house with a **capital H** located 5 kilometers from Santa Maria della Versa in **Oltrepò Pavese** and 15 kilometers from Pianello Val Tidone on the **hills of Piacenza**. Already crossing the villages we meet takes us back in time where the lifestyle was suited to agriculture, local craftsmanship and a community that was in solidarity with nature. The promises of a place that contrasts with the frenetic pace and stress of our modern cities.

We arrive at our country house. A two-storey building with character, the exposed brick and stone finishes, the openings and the colours give elegance and an architectural appearance of great effect.

We enter the house, the entrance is a small atrium, then a large open room divided between the conversation and reading area and the area dedicated to the kitchen. High ceilings, exposed beams, the shade of the floors and walls gives a particular light to the interior. We go out into the garden through a **veranda living room** (about 30sqm) of pleasant impact. *Sitting in the center, a coffee table, two armchairs, a cup of coffee and the gaze lost towards the green of the garden... A place that can be enjoyed even on cold winter days and what could be more evocative than looking outside while staying in the warmth of our refuge?*

The sleeping area on the first floor surprises for the light we enjoy from every point, **4 bedrooms interspersed with terraces** to always give that inside and outside typical of country houses, finally two disengaged bathrooms with generous spaces.

The laundry room and the bathroom are functional, which we find on the ground floor in a secluded position, next to the stairs that descend to the large cellar.

We point out that the building is in **Energy Class B**, therefore it fully meets the new needs of energy saving and protection of heating and cooling costs, as well as possibly the feared future regulations in Europe for this topic.

We are at 380 meters above sea level, ventilated and cool in summer, **the garden of about 2000 square meters embraces the house**, the view is open to the surrounding landscape, the neighbor's park, the vineyards in the distance ... A beautiful country house that internally and externally satisfies our search for well-being.

The surroundings are characterized by small wine producers, trattorias, **medieval villages such as Golferenzo**,

Soriasco, Tassara. There is no shortage of possibilities for food and wine and cultural excursions, such as all musical events in the summer. Places to get to know and explore, and if we are "lazy" what could be better than carving out time for our hobbies, time to host friends and family?

In these places we see ourselves inspired to write a letter to a distant friend, to make new species of flowers bloom, to trips in search of local wines, trattorias, hidden places and local foods.

For other information, the Firm remains always available.

Appurtenance: Laundry - Porch - Conservatory - Two Parking space