

A Country House on the Hills of Oltrepò Pavese - Prà del Gatto Village



€ 380,000,00

Ref. RH2510020

Contact us

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Surface
220,00 sqm

Rooms
6

Bedrooms
4

Bathrooms
2

Energy label
G

from Milan
85

Altitude
376,00 m asl

Green
30000

If you are looking for a house surrounded by nature, with large spaces, panoramic views and an authentic atmosphere, contact us for an inspection. It could really become your country house..

WHERE WE ARE:

We are at **Just 1 hour and 15 minutes from Milan** and 20 minutes from the town of Stradella, on the hills covered with vineyards overlooking the village of Santa Maria della Versa, you arrive in Prà del Gatto, a small quiet and panoramic hamlet.

OUTDOOR:

- Large well-kept park, ideal for animals, outdoor activities and moments of relaxation
- Convenient parking for several cars and at the back, two internal garages

THE INTERIOR:

Main floor: Entrance from porch with warm and welcoming atmosphere

- Spacious kitchen with large fireplace offering grilled cooking
- Spacious living room with a view of Golferenzo and fireplace
- Two bedrooms, a bathroom and a closet with the possibility of obtaining a second bathroom

ADDITIONAL SPACES:

- Street level floor, accessible by an internal staircase, with two bedrooms, a bathroom and other service rooms
- Large attic which, due to its brightness (7 windows) and heights, lends itself to all intents and purposes to becoming a perfect attic as a study, hobby area or additional bedrooms.

SPECIFICATIONS:

- Built in 1980, no cracks or moisture
- Radiator heating
- Solid and well-maintained structure

A **ready-to-live** country house, surrounded by a private park of about 30,000 square meters; Fruit trees, hedges, cypresses, oaks and large lawn spaces offer open horizons and a deep feeling of quiet.

From the property you can enjoy a **splendid view** of Golferenzo, one of the most beautiful villages in Italy and when the air is clear, **even up to the Alps**.

Facilities: 2 Wells

Extras: Porch, 2 Garages