



COLDWELL BANKER

PRIME PROPERTIES

Prime Properties
Via Roma n° 4 - 12051 Alba (CN)
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Indipendent house for sale in San Paolo Solbrito

€ 490.000

Ref. CBI116-1582-59



440 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 15

We offer for sale a splendid detached house with garden and swimming pool, recently renovated with taste and attention to energy saving. It is located in San Paolo Solbrito, a municipality in Monferrato which is 30 minutes from Turin. The property is arranged on three levels: ground floor, first and second floor. The house is divided into two different apartments but with the possibility of unifying them in a single solution. The first housing unit is divided between the ground floor and first floor while the other unit is divided between the first and second floor. The first apartment consists of a large kitchen with fireplace and pantry, a study, a living room where we find another fireplace, two bathrooms and two bedrooms. The second is divided into a kitchen, living room with fireplace, three bathrooms and four bedrooms, one of which has a walk-in closet. Externally, the property is surrounded by a well-kept garden where there is an outdoor kitchen with wood-burning oven, a porch, a double garage and two covered parking spaces. There is also an orchard of approximately 5000 m2. Particular attention during the renovation phase was dedicated to energy saving: in fact there is a 10 KW photovoltaic system. The heating is underfloor with a solar thermal system and heat pump, the fixtures are of the latest generation and furthermore the entire villa is equipped with thermal coat. The charging station for electric cars has also been installed.

Certification

Energy Class: D

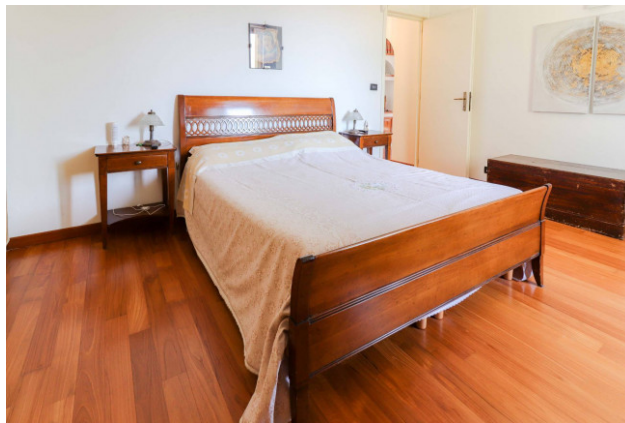
EPglnr: 0.00 kwh/□



Features

Property ID: CBI116-1582-59	Contract: Sale
Categoria: Independent house	Address: Strada Valle Gorio, 3
Zip Code: 14010	Municipality: San Paolo Solbrito
Total sqm: 440 sq.m.	Livable surface: 400.00
Bedrooms: 5	Bathrooms: 5
Rooms: 15	Internal condition: Excellent
Floor: Multi-Storey	Total floors: 3
Independent heating: Heating	Current Status: Available after the deed of sale
Balconies: Present	Garden: Private, 2.000 sq.m.
Kitchen: Regular Kitchen	Garage: for two cars, 30 sq.m.









Secondo piano