

## Villa / House for Sale to Canelli



**110 square meters | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4**

Langhe astigiane, Canelli, one of the most important wine-growing centres of piedmont, we propose a newly renovated villa with a breathtaking view over the hills of canelli with garage and about 8000 sqm of land.

Situated in the dominant part of the hill in the middle of a landscape made almost fairy-tale by the view of the Moscato vineyards, it has access from a communal road that leads directly to the house structured on two levels.

On the ground floor is the entrance to the living area with terrace overlooking the hills and vineyards, master bedroom, small bedroom and main bathroom with shower. Staircase access to the lower floor, which remains at garden level, with small living room, service bathroom/laundry and large tiled garage that could become an additional room if desired.

The renovation is recent, the finishes are of high quality, double-glazed windows and doors, pellet stove to assist the underfloor heating via LPG, certified septic tank, communal water, electricity connections. Careful and refined details, great attention and quality in all phases of renovation/reconstruction. The land slopes down fairly quickly but is manageable, the location unique.

Ideal for a young couple.

All around 7920 sqm of land.

Part of the exterior is to be customised.

## Property details

<b>Reference code:</b> 5620	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Villa / House	<b>Region:</b> Piemonte
<b>Province:</b> Asti	<b>Municipality:</b> Canelli
<b>Price:</b> € 190.000 negotiable	<b>Total sqm:</b> 110 square meters
<b>Bedrooms:</b> 2	<b>Bathrooms:</b> 2
<b>Rooms:</b> 4	<b>State of conservation:</b> Great
<b>Floor type:</b> Multi-story	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Parking space:</b> Covered
<b>Building age:</b> 1970	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Balconies:</b> Present
<b>Garden:</b> Private, 7.920 square meters	<b>Distance to sea:</b> meters
<b>Kitchen:</b> At sight	<b>Box:</b> Shed

## Features

TV antenna: Autonomous	TV satellite: Autonomous	Cellar
Fireplace	Electrical system: Up to code	Suspended sanitary
Shower	Aluminium frames	Alarm
Blinds	Terrain type: Terrace	Additional positions: In the countryside
Acces	View	Water: Municipal
Sewerage: Imhoff septic	Vegetable garden	Gas: GPL
Roof	Light	External area
Parkingspace	Garage	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Water bath	Terrain: 7920 m <sup>2</sup>	

## Nearby

Gyms	Spas	Soccerfields	Sport complexes
Tenniscourt	Cycle paths	Playgrounds	Railway station
Public transport	Kindergarden	Elementary school	Middle school
High school	Bar	Postal offices	Municipal offices

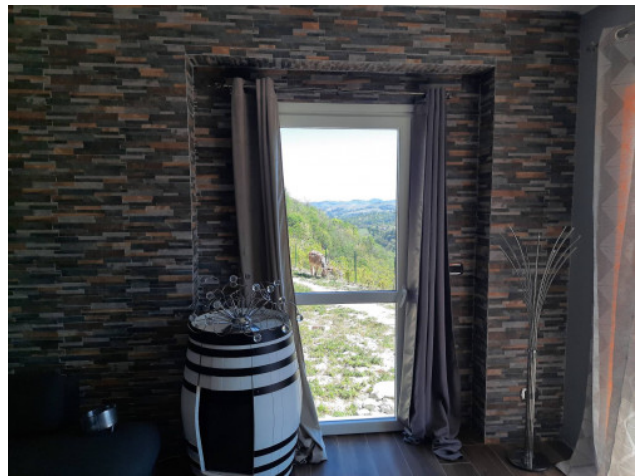






Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale  
**Immobiliare IPI**  
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