



Modern country villa in a fantastic panoramic location; 350 sqm living space, single storey, energy-efficient and built to a high standard; underground car park and cellar; wonderful landscaped garden with swimming pool, fenced garden

Near Alba

Reference: P554

Land: ~ 10000 m²

Floorspace: ~ 350 m²

Bedrooms: 5

Bathrooms: 4

€ 1 600 000 +3.66% Commission (inc. VAT)

Built in 200, this energy-efficient and contemporary country villa has a dream location high on a ridge of the **Alta Langa**, with a 360-degree panoramic view over the hilly landscape of the Langhe to the French Alps in the west and the

Swiss Alps in the north. The location is secluded, but not isolated, with a village nearby and excellent access - you can easily live here all year round.

The famous truffle town of **Alba** can be reached in a 20-minute drive, and the wine towns of **Monforte d'Alba**, **Serralunga**, **Grinzane Cavour** and **Barolo**, pilgrimage sites for wine enthusiasts from all over the world, are nearby. The nearby village offers good infrastructure for daily needs, while Alba has many excellent shops and restaurants to offer, as well as fine wines.

Villa

Facing south and built in the shape of an inverted letter V, the building encloses an Asian-inspired courtyard on its south side, with many windows and glass doors providing expansive views of the gorgeous landscape.

All of the residential area is on a single floor, with only a car park and basement underground - a convenience that is appreciated particularly by the elderly.

First-class materials were used for construction: for example, all windows and doors are triple-glazed and custom-made from fine mahogany wood. The villa is also highly energy-efficient: a detailed technical report is available to the buyer, in which all the details have been meticulously documented.

Accommodation

Ground Floor

The main entrance leads from the forecourt into the 113 m² day area of the villa. The exposed oak roof trusses give the reception areas and the bedrooms an impressive airy, spacious feeling, while the large windows and glass doors provide plenty of light, bringing the outside inside all year round.

The open-plan day room is divided into different areas, visually separated by room dividers: there is a large seating and dining area, a kitchen area divided by a bar, a library / work area, and a cozy corner for relaxing, watching TV etc. A pellet stove provides pleasant warmth in the transitional seasons, when use of the underfloor heating is not warranted.

The bedrooms are located in the two wings of the building. Corridors to the left and right lead from the living area to two bedrooms on one side, and three bedrooms on the other. Each of the 5 bedrooms has a window and doors onto the courtyard: 4 of them have a private bathroom with a shower, washbasin, WC and bidet.

Garage & Cellar

A ramp leads from the driveway into the underground car park, with room for two vehicles, and to the cellar behind it. The utility rooms are located here, with plenty of storage space.

Services: Mains water and electricity; underfloor heating, heat pump

Garden & Swimming Pool

The beautifully-designed garden is adapted to the house, the needs of its residents, and the landscape: large stones, easy-care lawns, various paths and evergreen trees and shrubs make the garden lively and interesting all year round. The property is bordered by a dense evergreen hedge, and the slope below the house is a large meadow with various fruit trees.

The 12 x 4m swimming pool, on the west side of the house, is surrounded by an acrylic glass fence, providing child protection that does not obstruct the beautiful view of the countryside.

Our personal opinion: stylistically unique, the villa fits uncontroversially into the landscape - it could be used either as a year-round residence or as a holiday home, and offers every comfort you would expect from a modern house.

URL: https://www.piedmont-properties.com/property_554.htm