



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



Villa Sale in Castagnole delle Lanze (AT) Strada Boschi 1

A quiet villa in the heart of Piedmont

A tranquil villa in the heart of Piedmont.

Nestled between vineyards facing Neive and Barbaresco, this spacious and well-designed residence offers breathtaking views of the Alps and is an ideal spot for exploring the renowned wine districts of Asti, Alba, Barbaresco, and Barolo.

Exploring the spacious area might be the perfect spot for your next family getaway, friends' tour, or corporate gathering. The villa has 7 bedrooms, 5 bathrooms, and a maximum capacity of up to 16 guests.

A large villa with an infinity pool surrounded by vineyards, offering panoramic views towards Neive, Barbaresco, La Morra, among others. The property faces west, providing brilliant sunsets from the pool. On clear days, there's a 180-degree alpine view.

The house was completely renovated in 2022, featuring 7 bedrooms and accommodating 12 guests in double beds + 4 in extra beds. The rooms are refurbished with bright, modern colors inspired by Scandinavian design.

The nearest village (2.5 km away) is Castagnole delle Lanze. The village boasts a beautifully restored old town, honored as "one of the most beautiful villages in Italy." In our village, you will find a new grocery store (Mercato Locale), 3 butchers, a bakery, and several restaurants/bars. The weekly outdoor market takes place on Thursdays.

The house comprises a main unit and a small apartment (with a separate entrance). The apartment is not rented out separately; when renting the house for more than 12 persons, the apartment is included.

House (main unit)

The house consists of 6 bedrooms & 4 bathrooms (2 are ensuite), a kitchen & lounge. The kitchen has a capacity to seat 14 and is well-equipped: 2 fridges (one of which is a combined freezer and fridge), 2 ovens (one of which is a combi microwave), a 90 cm induction cooktop, and a dishwasher.

Apartment

The apartment features a kitchen with a dining table and a double sofa bed, on the ground floor. On the first floor, you'll find the ensuite bedroom (with a double four-poster bed) with a bathtub, shower, toilet, and sink + a balcony with an amazing view.

The kitchen is equipped with a fridge, oven, induction cooktop, and dishwasher. The apartment is optimal for one couple or a family with 2 children (not too small) as those sleeping on the sofa bed have to access a narrow spiral staircase to reach the bathroom on the 1st floor. Due to the ensuite bathroom and the open shower solution, we do not recommend the apartment for 2 couples.

Heating/Cooling

The house is heated with waterborne underfloor heating. In the summer, the same heat pump is used to cool the water in the floors. In this way, a comfortable temperature is achieved without traditional air conditioning devices.

Outdoor

Private parking for 4 cars (outside stairs to access the house)

Infinity pool (3.5mx11m) with a bathing platform 10 cm above water level (2.5mx2m)



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Outdoor kitchen with a gas BBQ grill, pizza oven, kamado coal grill, and a 12-meter pergola with dining space for 16.

Sunbeds & lounge furniture

INFORMATION

Ref.	Piemonte 012
Type	Sale
Category	Villa
Price	1,800,000.00
Annual Expense	
Year	
Energetic Class	A 98.21

NUMBER

Rooms	10
Bedrooms	7
Bathrooms	5
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	4
Garden	20000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Lake
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Floor heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Excellent
Blind	PVC Blinds	Floors Living Room	Porcelain	Floors Bedrooms	Porcelain
Floors Kitchen	Porcelain	Floors Bathroom	Ceramic	Access for disabled	No

ACCESSORIES

Antitheft	Air conditioning	Safe	Electric gate	Boathouse / Berth
Double glazing	Swimming pool	Awning	Video intercom	Flyscreens



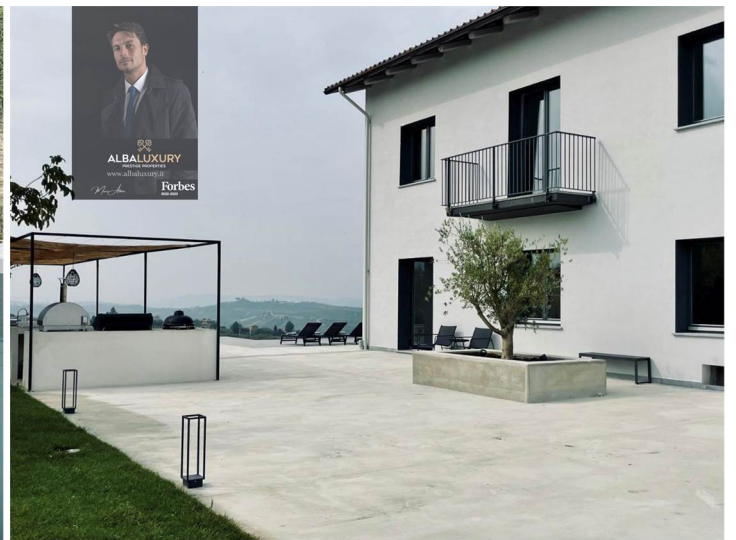
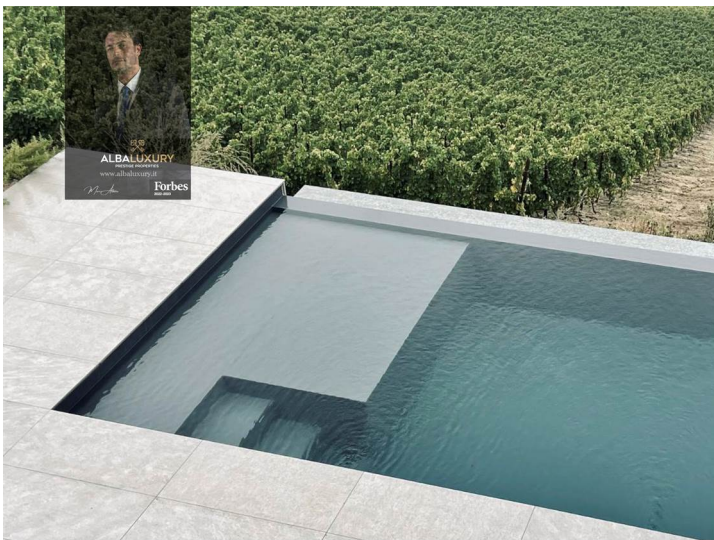
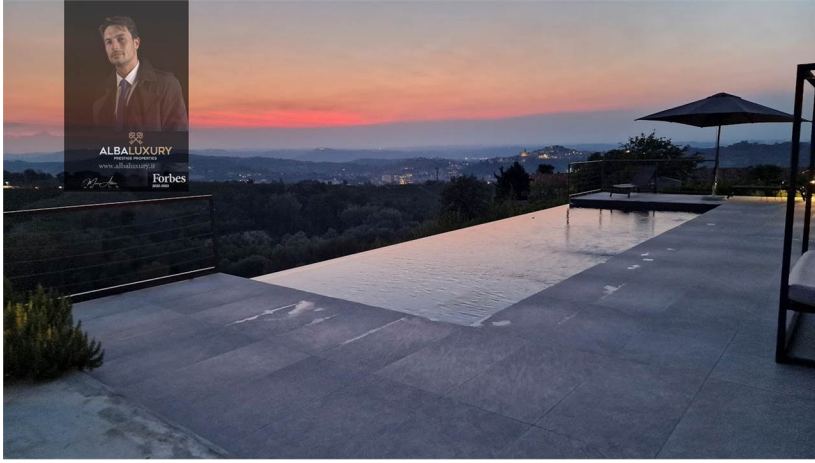
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IMAGES



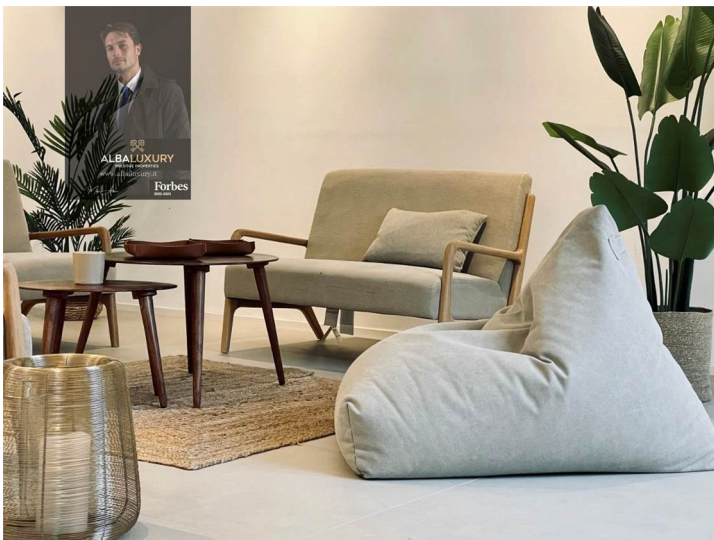
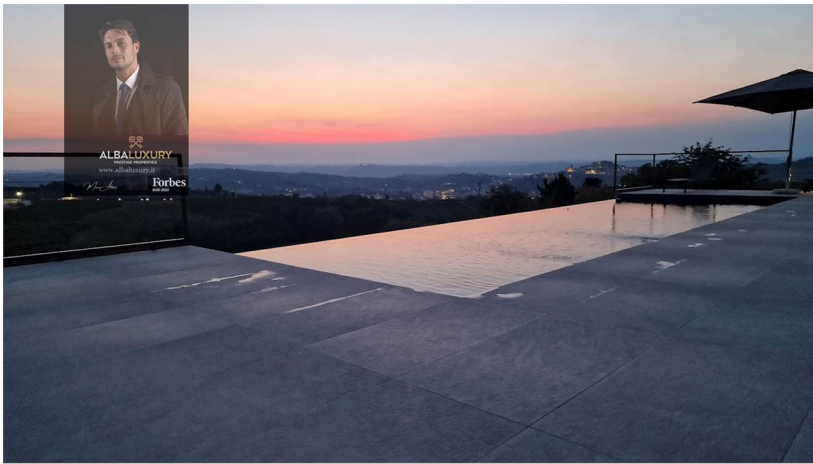


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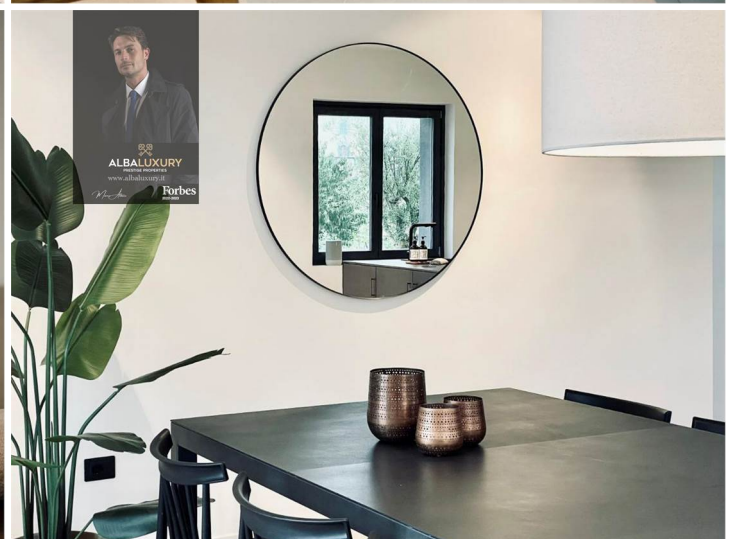
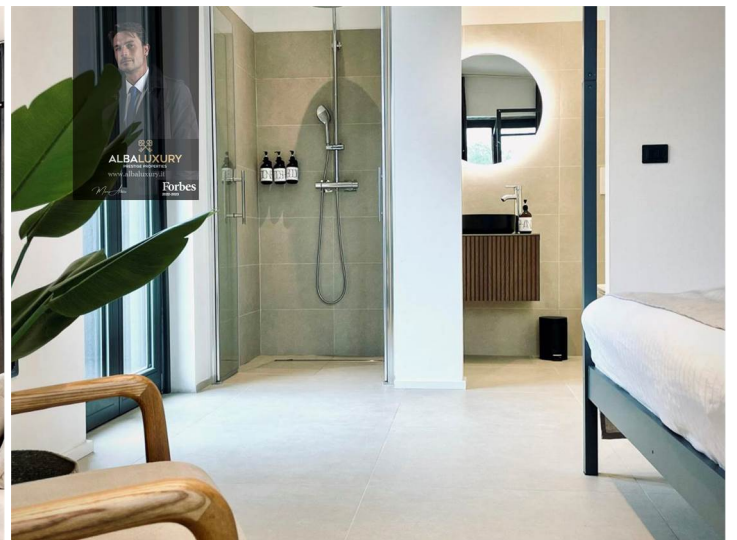


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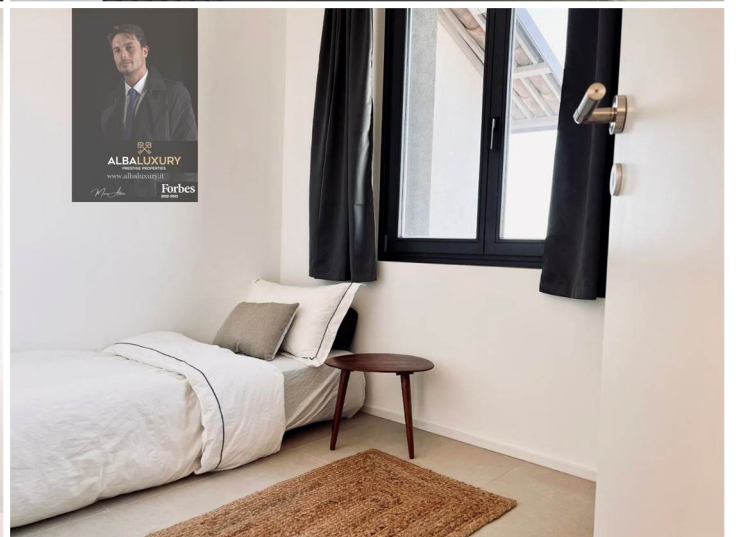
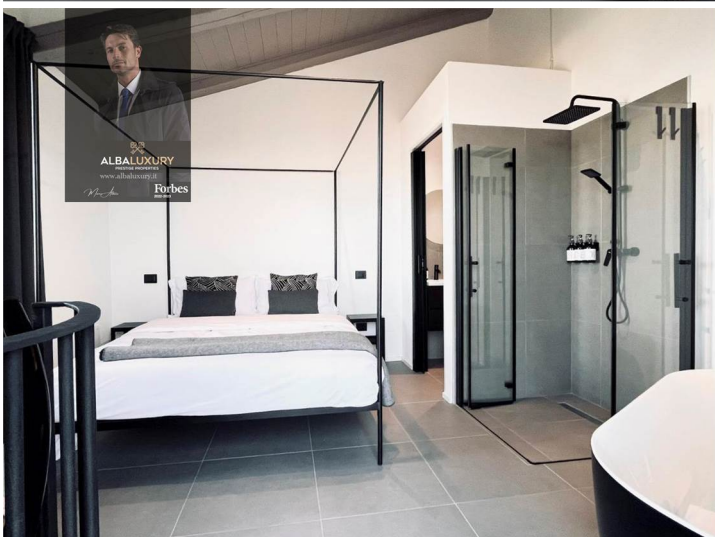
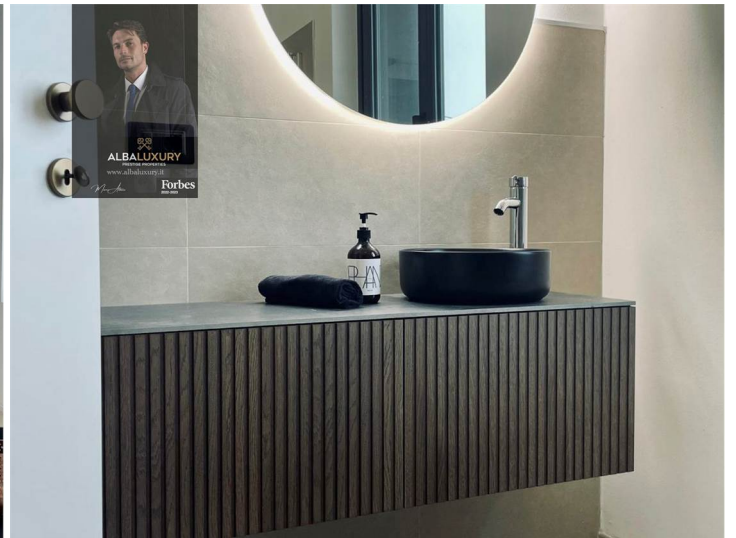


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Piano primo

