



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 Albosaggia (SO) Via Piavanini 4

### Exclusive accommodation in Valtellina

At the gates of Sondrio, in the middle of the Valtellina and its natural wonders, lies the Terra del Sole farmhouse: a structure built in bio-construction where you can eat typical local dishes and genuine food at 0 km, with a large outdoor garden for relaxing in the open air, a botanical garden with educational trails, and a 10,000 m2 park directly connected to the Adda river, the Sentiero Valtellina and the main cycling routes.

And for those who wish to spend a holiday in Valtellina, there is our Bed&Breakfast: rooms for long or short stays and many services for pets.

Built in 2011 following the principles of green building, with photovoltaic panels providing the necessary energy and energy class A+, the Terra del Sole farmhouse is in a magnificent location near Sondrio: immersed in a 10,000 square metre green park where peace, relaxation and tranquillity reign, overlooking the river Adda and the Sentiero Valtellina cycle/pedestrian path, a short distance from the golf courses and the Caiolo heli-supermarket. A privileged access to the natural wonders of the province of Sondrio.

At our agriturismo you can enjoy local dishes for lunch and dinner, regional specialities from all over Italy, a rich assortment of meats and boiled meats, and of course the km0 products of our farm, from wine to fruit.

The large lounge overlooks our didactic vegetable garden, where all our guests - from the youngest to the oldest - can learn first-hand about local km0 agriculture, organic farming methods and the animals on our farms: an authentic taste experience that allows you to understand and savour the specialities of our cuisine.

#### INFORMATION

Ref.	Lombardia 002
Type	Sale
Category	Villa
Price	3,800,000.00
Annual Expense	
Year	
Energetic Class	A4 98.21

#### NUMBER

Rooms	7
Bedrooms	6
Bathrooms	6
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	1500
Garden	10000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Hill
View	Open View	Orientation	North West South East	Free Sides	4



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Garden	Private	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	PVC double glazed	Doors	Excellent
Blind	Wood Blinds	Floors Living Room	Parquet	Floors Bedrooms	Parquet
Floors Kitchen	Parquet	Floors Bathroom	Ceramic	Access for disabled	No

## ACCESSORIES

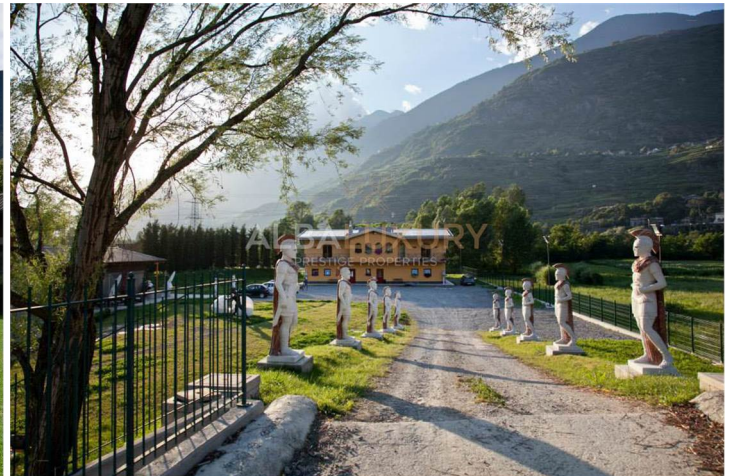
Antitheft

Air conditioning

Double glazing

Outdoor tables

## IMAGES







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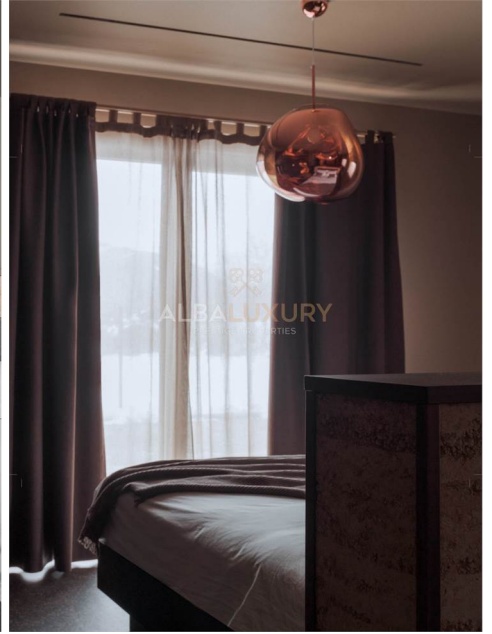
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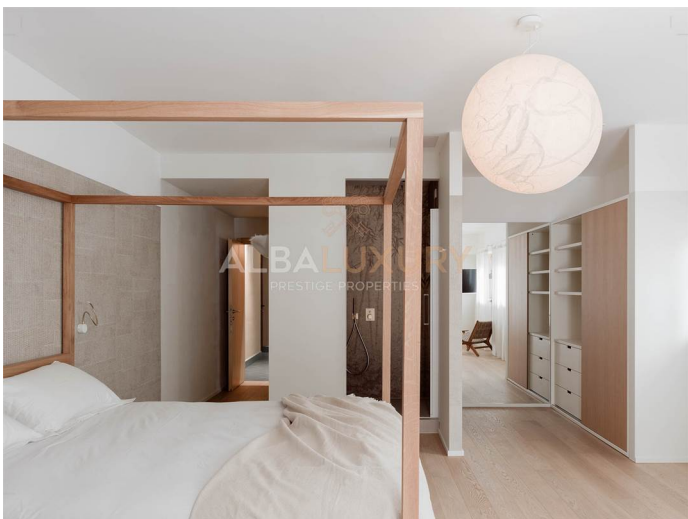
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