

Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in San Marzano Oliveto (AT) regione valle asinari 5

Modern Villa in the Piedmont Hills

This exclusive modern villa, situated in a prime location, offers a breathtaking panoramic view of the beautiful Piedmont hills. A tranquil oasis with spacious and versatile areas, perfect for those seeking comfort and freedom of customization.

Key Features:

Ground Floor: A bright and spacious open-plan living room with a view kitchen, ideal for social gatherings. Three large bedrooms and two elegant bathrooms complete this level.

Basement: An impressive 120 sqm open space, perfect for creating a relaxation area, gym, or hobby space depending on your needs.

First Floor: Currently in shell form, this floor offers a vast 140 sqm open space, customizable to create additional rooms, a study area, or an exclusive suite.

Outdoors: The villa is surrounded by a 3,000 sqm garden, with well-maintained green areas and perfect spaces for outdoor living. The beautiful pool is the centerpiece of the outdoor area, ideal for cooling off and enjoying the stunning view.

A unique opportunity for those seeking a modern, spacious home immersed in the natural beauty of Piedmont, with ample customization possibilities.

INFORMATION

Ref.	Piemonte 005
Type	Sale
Category	Villa
Price	2,500,000.00
Annual Expense	
Year	
Energetic Class	A 98.21

NUMBER

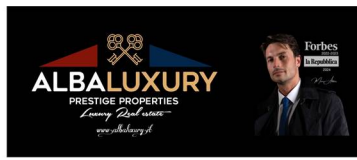
Rooms	10
Bedrooms	3
Bathrooms	2
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	300
Garden	3000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

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



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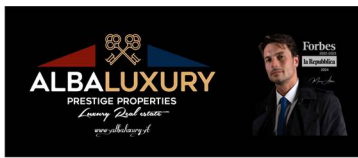
Garden	Private	Furniture	New Furniture	Type living	Salon
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Hot Water	Independent	Cooling	Floor	Fixtures	Metal double glazed
Floors Living Room	Laminate	Floors Bedrooms	Laminate	Floors Kitchen	Laminate
Floors Bathroom	Laminate				

ACCESSORIES

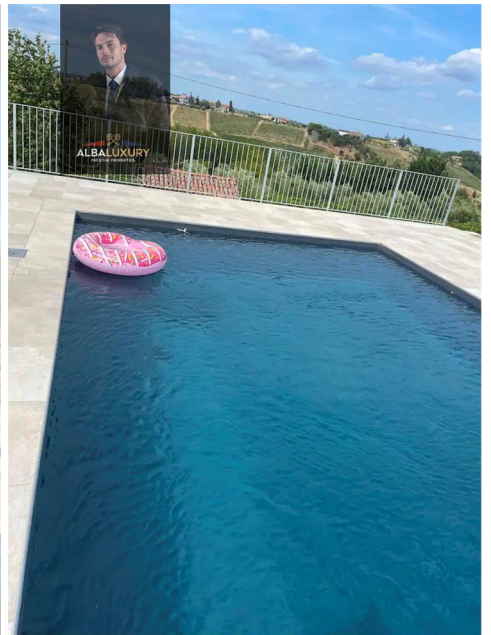
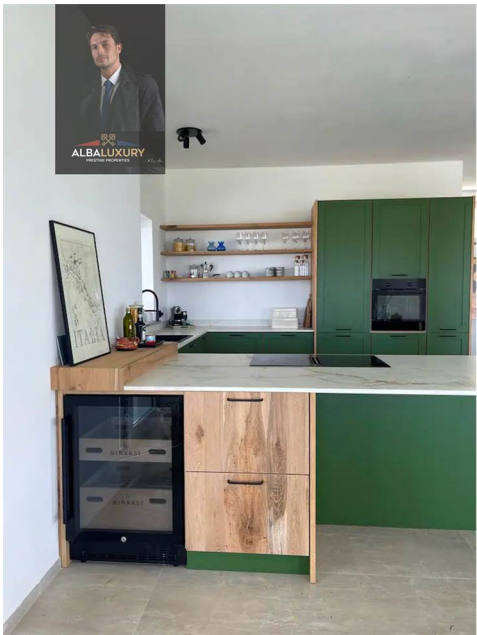
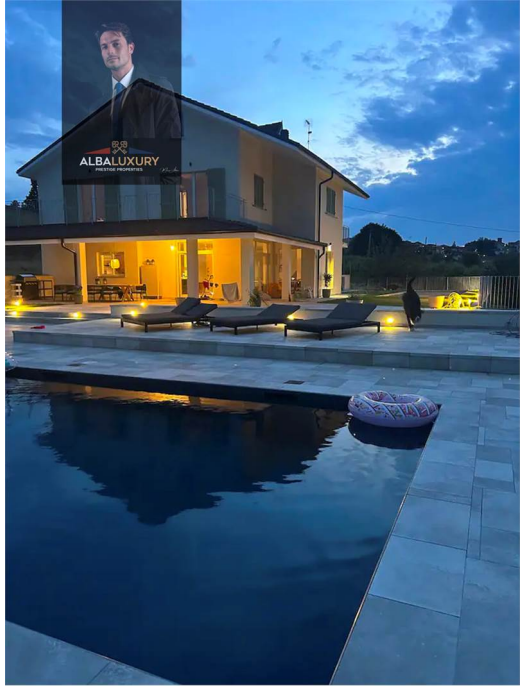
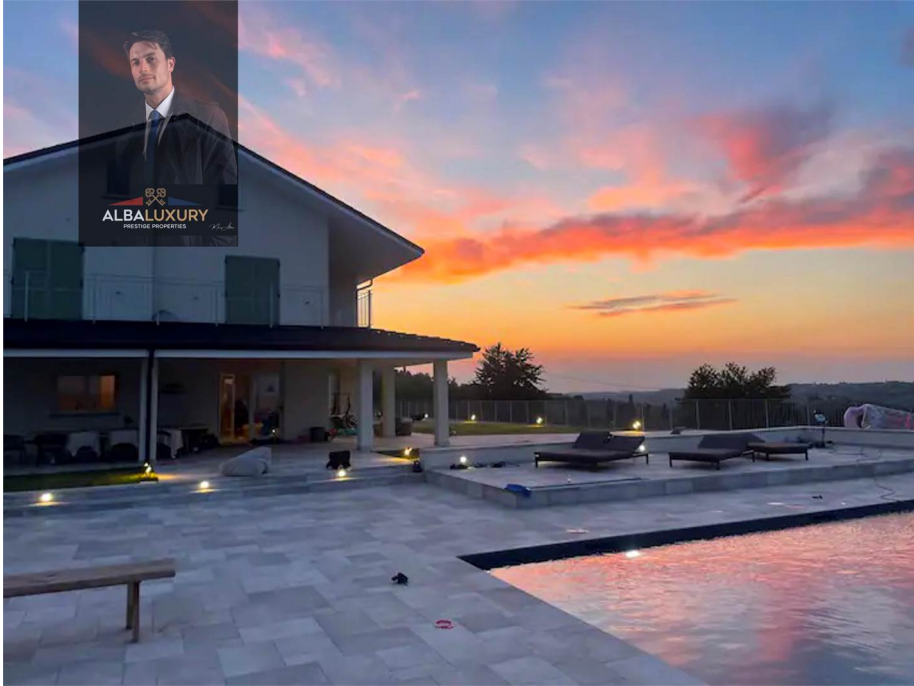
Air conditioning	Electric gate	Condominium park	Car passage	Footpath
Swimming pool	Storage room	Outdoor tables		

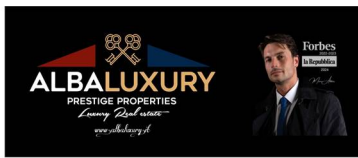
IMAGES





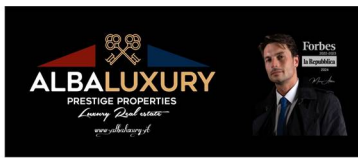
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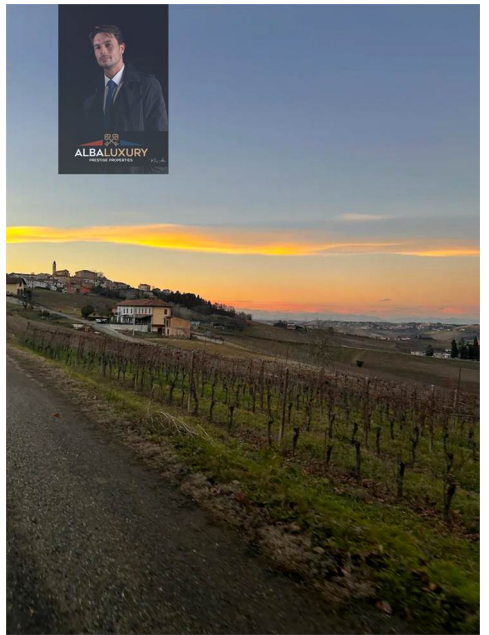
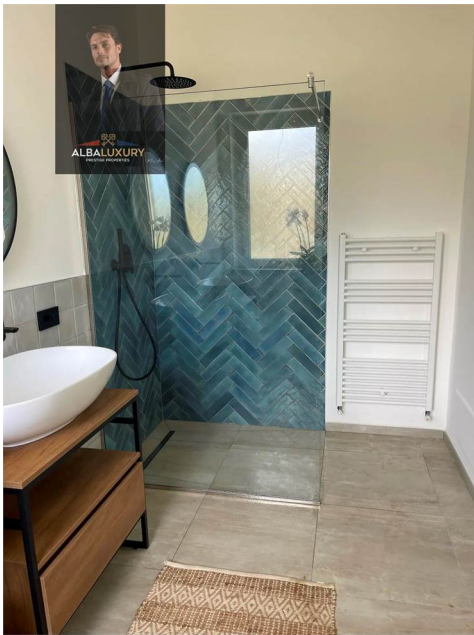
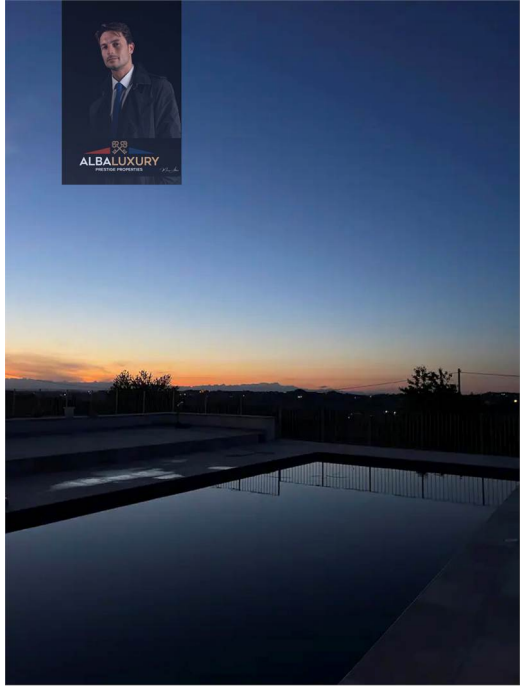


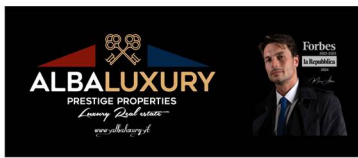
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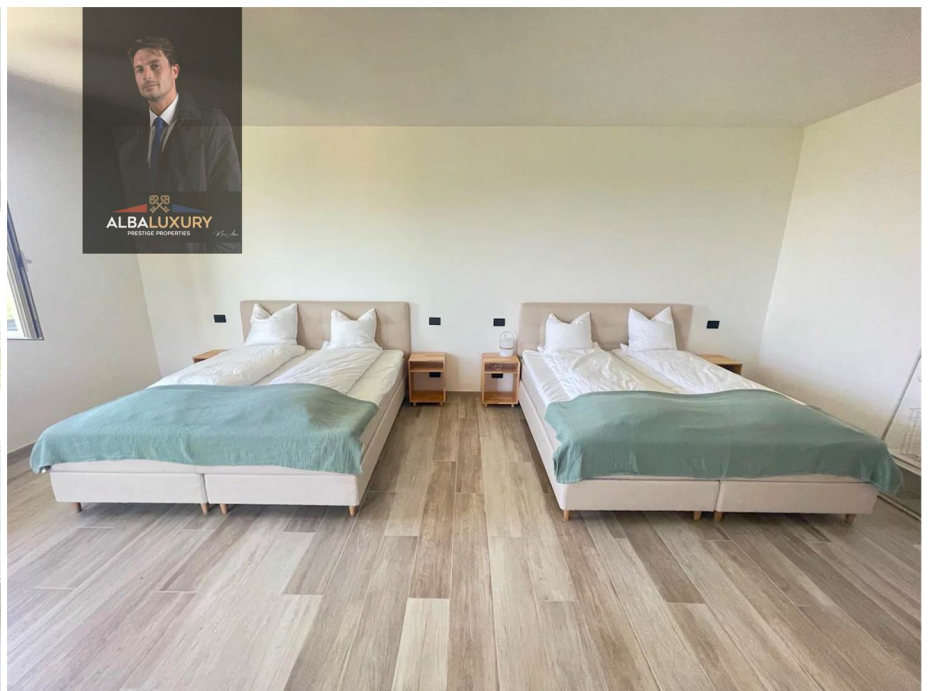


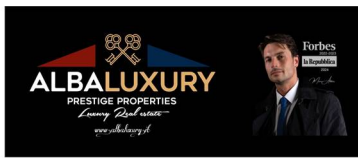
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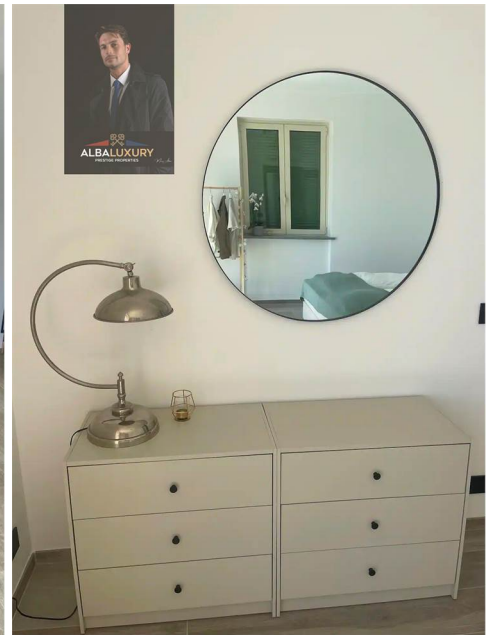
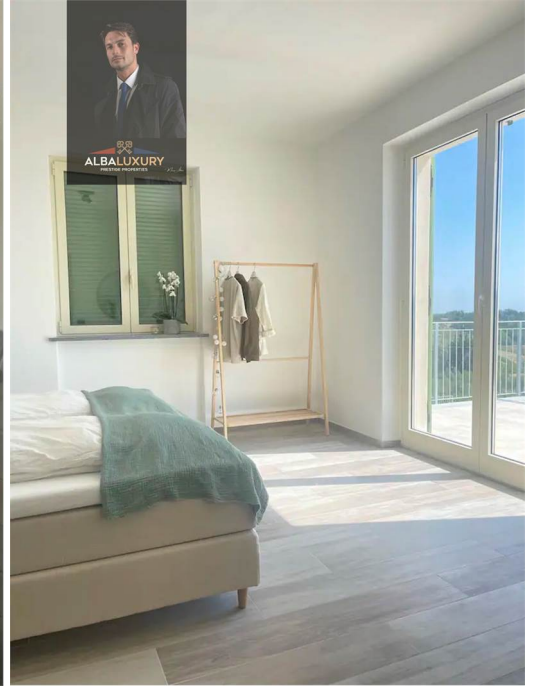


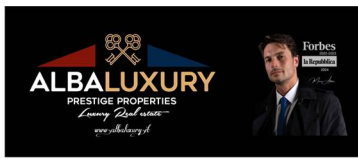
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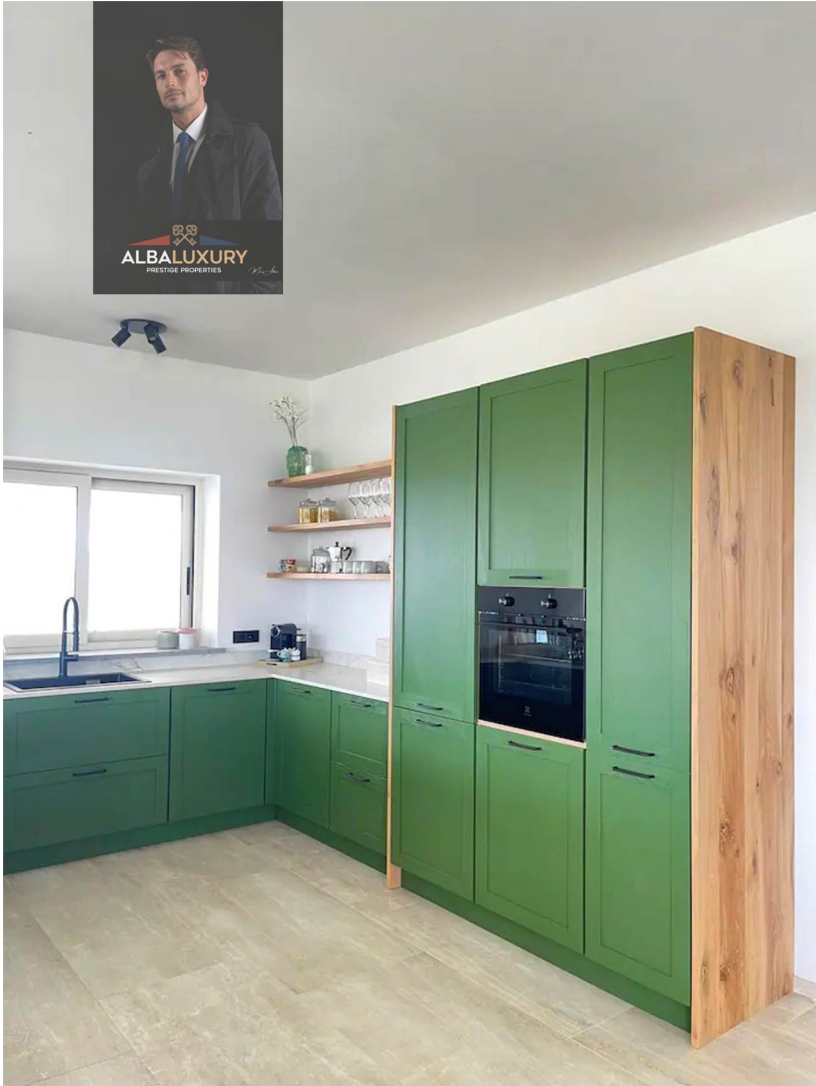
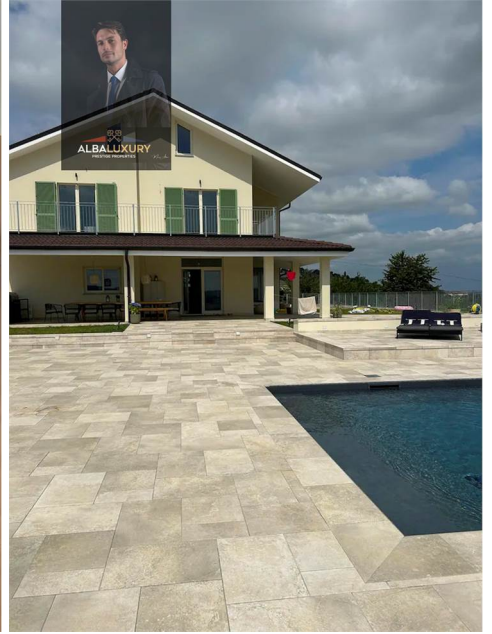


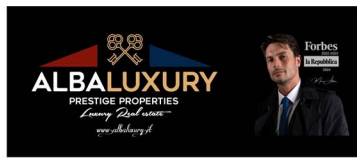
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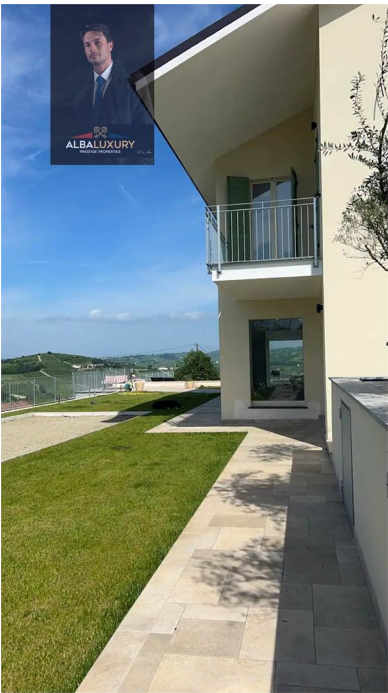
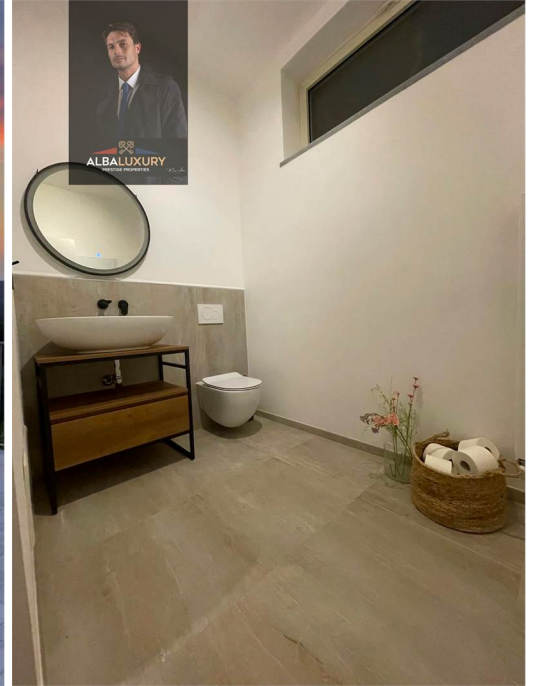


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