

## in Sell to Asti Area: Asti



**378 sm | Bathrooms: 4 | Bedrooms: 2 | Rooms: 7**

Excellent opportunity for those seeking independence, comfort, and quality construction in the heart of Asti.

In a convenient and private location, we offer for sale a detached, four-sided detached villa, built in 2009 with great attention to detail and the exclusive use of top-quality materials.

The housing unit is mostly on a single level, connected by a Luserna staircase, which leads to the attic floor.

The villa benefits from an excellent layout of the internal rooms and enjoys large terraces and porches surrounding the entire house.

Ideal for those who want to live in a completely tranquil setting without giving up city services.

On the ground floor we find a large living room with an open kitchen, which can be easily divided to create an eat-in kitchen with direct access to the porch, otherwise a third bedroom on the same floor. In the sleeping area we find two more bedrooms and two bathrooms, one of which is combined with the master bedroom.

On the upper floor, accessed via an exposed brick staircase, we find a study, a large bedroom and a bathroom.

The villa still has a partially basement floor, where we find a large double garage with two independent sectional doors, laundry room, kitchen and hobby room/cinema room.

The heating is underfloor with a methane-fired condensing boiler, with solar panels for hot water storage.

Air conditioning is available on all floors. The windows are double-glazed with wooden frames, aluminum shutters, and mosquito nets. There is also a volumetric and perimeter alarm system.

If you're looking for a property with low running costs, perfect in every way, that benefits from excellent privacy and is conveniently located in the center, this is the property for you.

Excellent opportunity.

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This announcement does not constitute a contractual element.

## Property information

**Ref.:** NUO V000667

**Reason:** Sell

**Type:**

**Region:** Piemonte

**Province:** Asti

**Municipality:** Asti

**Area:** Asti

**Price:** € 449.000

**Total sq.m.:** 378 sm

**Bedrooms:** 2

**Bathrooms:** 4

**Rooms:** 7

**Total Floor:** 3

**Available:** Yes















