

Mansion / Manor House for Sale to Azzano d'Asti



535 square meters | Bathrooms: 5 | Bedrooms: 6 | Rooms: 13

Villa Azzano: cutting-edge technology and comfort!

This splendid villa, which is being sold furnished, represents the perfect combination of cutting-edge technology, privacy and prestigious design, with the added bonus of virtually zero running costs.

The villa was built according to ecological principles, with a design aimed at optimising energy savings and the well-being of its occupants. This involves careful consideration of factors such as orientation, thermal insulation, natural ventilation and the use of sustainable materials, as described in green building or green architecture.

The materials used, such as natural lime and wood, are elements with excellent hygroscopic properties, capable of absorbing and releasing moisture to maintain a healthy and comfortable environment inside the villa.

The private main entrance, framed by the garden, leads to a three-level residence designed for maximum well-being and a contemporary lifestyle.

The ground floor opens onto a beautiful modern open-plan space - which overlooks the outdoor porch, perfect for convivial lunches and dinners on hot summer days - consisting of a large and bright dining room with large windows and an efficient open-plan kitchen (furnished, included in the price). The floor is completed by a convenient hallway, a bathroom, a large stairwell, a spacious, well-lit living room, three spacious bedrooms, a bathroom/shower room and a functional storage room.

Going up to the first floor, we find an airy hallway/study, two large bedrooms, a bathroom, a laundry room and a bright master bedroom with en-suite bathroom; the entire floor is enriched by numerous French windows that allow easy access from every room to a generous balcony (with wooden flooring) overlooking the rolling hills of Monferrato.

The basement consists of a garage that can comfortably accommodate up to four cars, a natural gas boiler room, a room used as a photovoltaic power station, a storage room, a cellar, a bathroom and a large rainwater collection tank.

In front of the villa, there is a practical wooden canopy, built in harmony with the style of the house, designed to offer a recreational and multifunctional space to enjoy the outdoor areas and/or suitable for storing wood and/or garden tools.

The land and urban property, in a single block with the building, totals 9,154 square metres (currently used as coppice woodland with oak, acacia, hackberry and lime trees); there are also fruit trees (peach, pear, fig, apple, apricot and chestnut). There are about 15 olive trees and some table grape vines.

The garden is ideal for entertaining guests on summer evenings, offering maximum comfort thanks to the convenience of direct access to the green space from the airy kitchen.

The property is ideal for those seeking a residence immersed in the tranquillity of the countryside with complete privacy, but equipped with all the comforts to welcome family, friends and guests in an authentic and charming setting.

The space and potential of the area outside the villa offer the possibility of building a swimming pool!

The property is located: 0.5 km from the centre of Azzano d'Asti, 7 km from the centre of Asti, 10 km from the Asti Est exit of the Turin-Piacenza motorway, 15 km from the Golf Feudo di Asti golf courses, 30 km from Alba and 60 km from Turin.

Notes/info:

- ☐ 8 kW photovoltaic system with a 12 kW storage battery.
- ☐ Internal, perimeter and external (garden) burglar alarm.
- ☐ Solar panels for hot water production.
- ☐ Compliance of systems.
- ☐ Underfloor heating.
- ☐ Aluminium window frames with thermal break, double glazing, low-emissivity double glazing.
- ☐ Wood-burning stove, open fire, with oven and hob. The exclusive DeManincor system allows for high efficiency, low emissions, great autonomy and high power.
- ☐ Radio internet.
- ☐ Video intercom.
- ☐ Electric gate.
- ☐ Security door in the garage.
- ☐ Daikin air conditioning system (hot/cold) that allows remote control of the air conditioner.

Certifications

Energy Label:

Property details

Reference code: 6049	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Mansion / Manor House	Region: Piemonte
Province: Asti	Municipality: Azzano d'Asti
Price: € 875.000 negotiable	Total sqm: 535 square meters
Bedrooms: 6	Bathrooms: 5
Rooms: 13	State of conservation: Great
Floor type: Multi-story	Total floors: 3
Central heating: Self regulating	Building age: 2009
Current condition: Empty at time of deed	Available: Yes
Terrace: Present	Garden: Private, 9.154 square meters
Kitchen: Habitable	Box: Quadruple

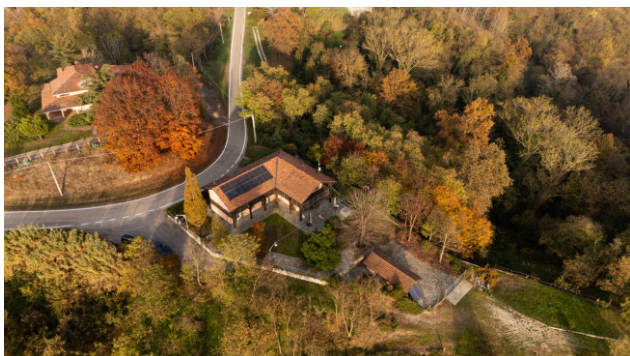
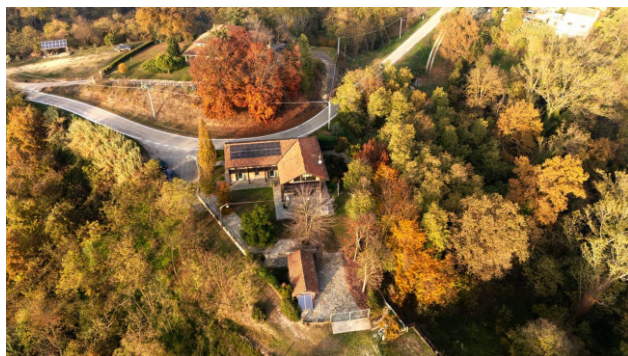
Features

Terrace	TV antenna: Autonomous	Closet
ADSL coverage	Cellar	Fireplace
Air conditioning	Parquet	Electrical system: Up to code
Jacuzzi	Shower	Aluminium frames
Alarm	Blinds	Terrain type: Flat

Additional positions: In the countryside	Acces	View
Water: Municipal	Sewerage: Communal	Special installations
Vegetable garden	Gas: Natural gas	Solar panels
Roof	Light	External area
Parkingspace	Garage	Flooring
Water bath	Terrain: 9154 m ²	

Nearby

Gyms	Spas	Soccerfields	Sport complexes
Tenniscourt	Cycle paths	Playgrounds	Railway station
Public transport	Kindergarden	Elementary school	Middle school
High school	Bar	Postal offices	Commercial center
Municipal offices			



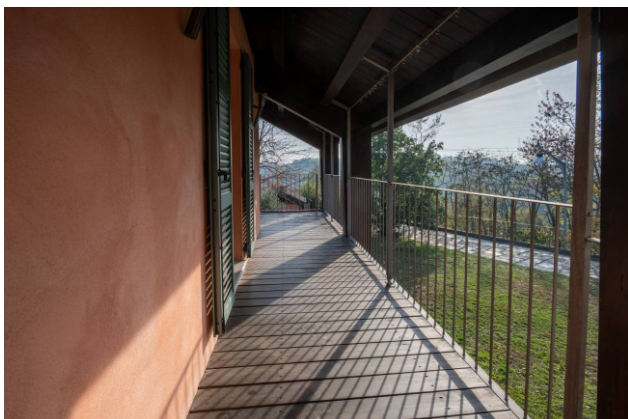
Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

Immobiliare IPI

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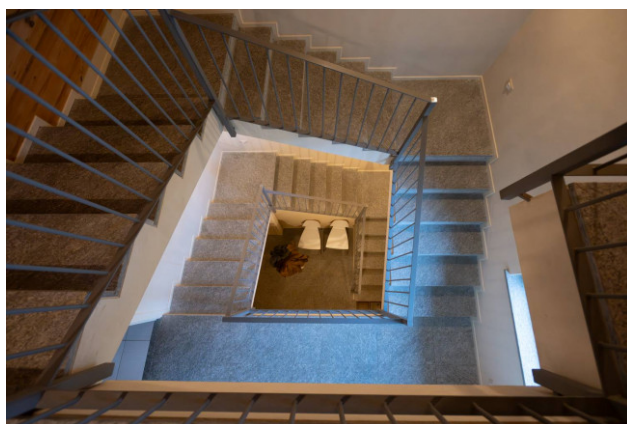
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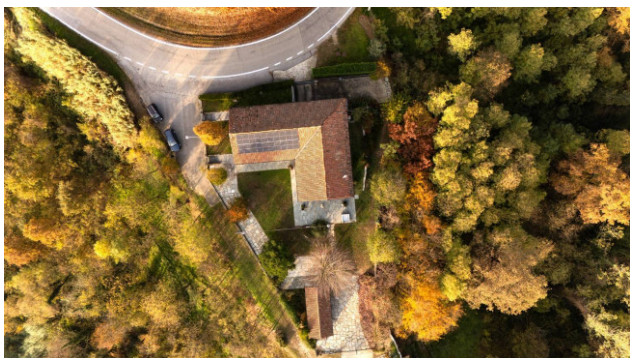
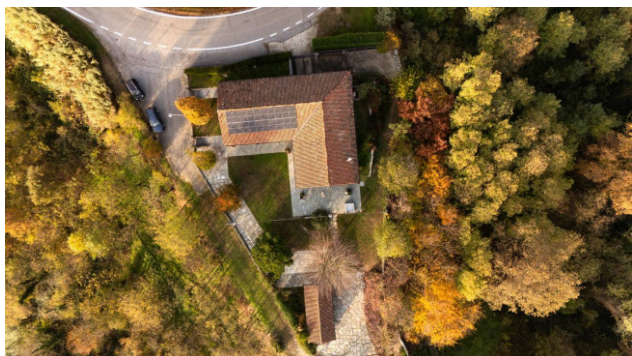
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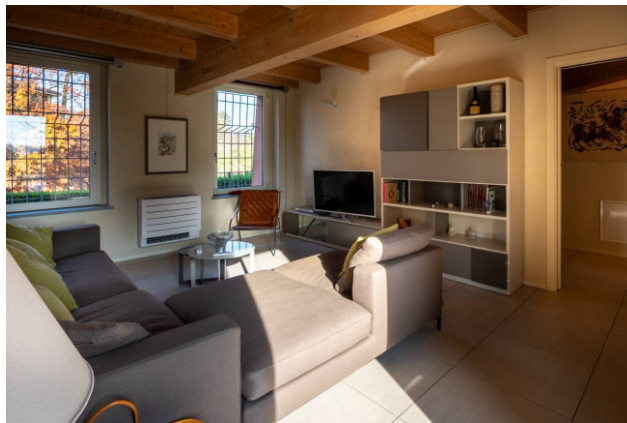
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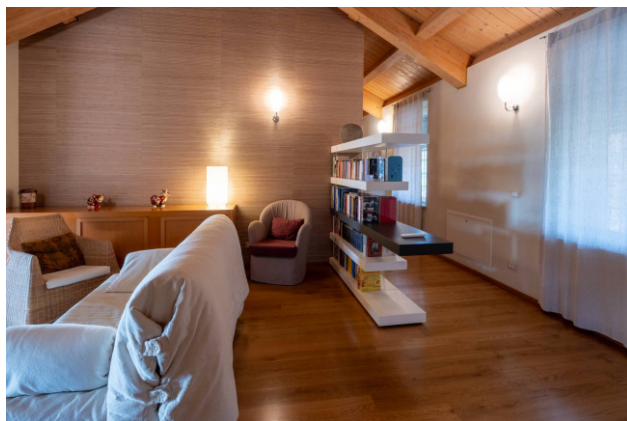
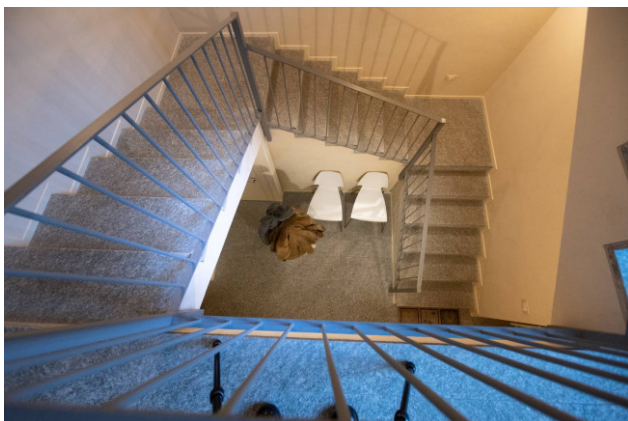
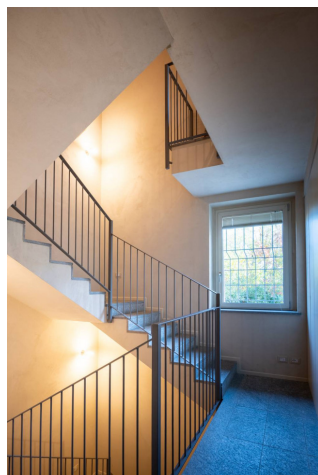


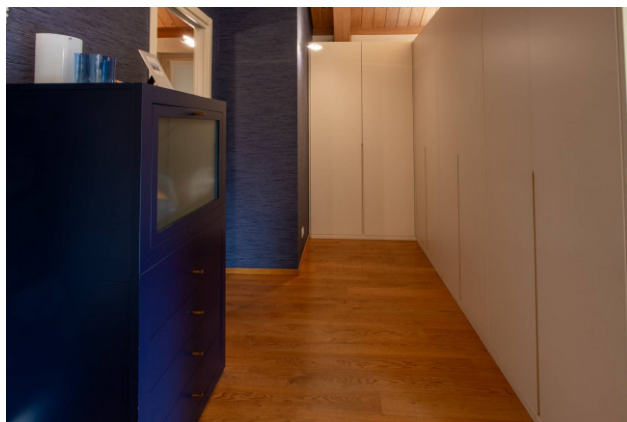


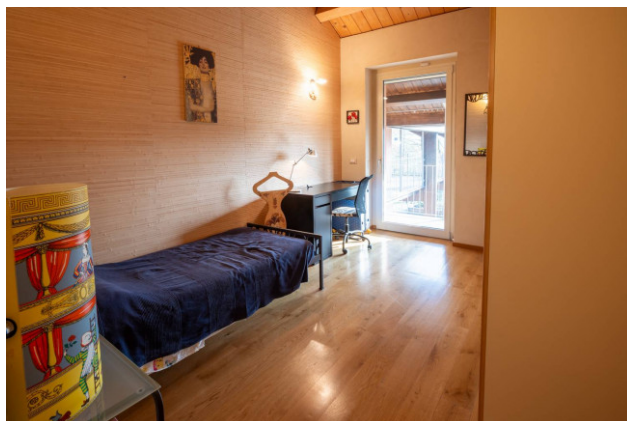
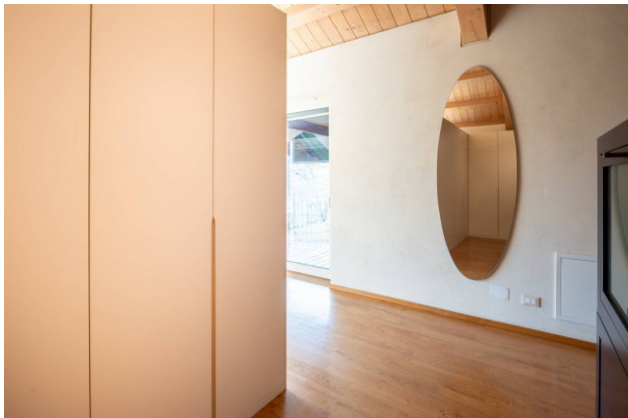


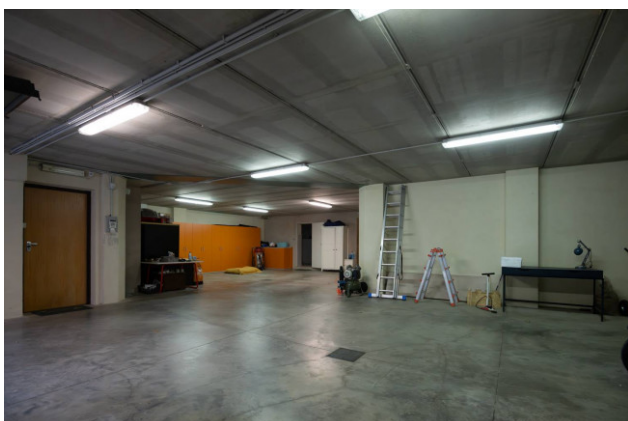
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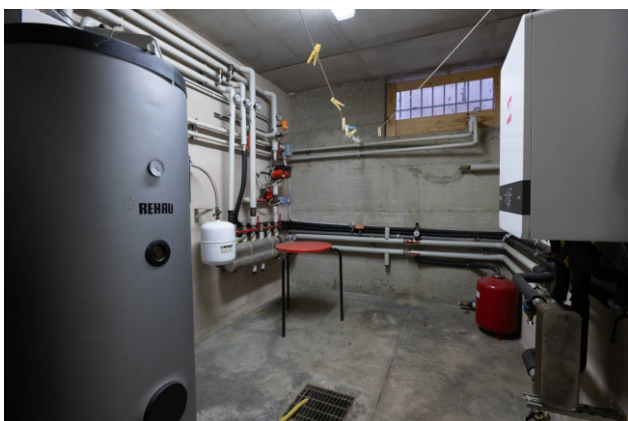
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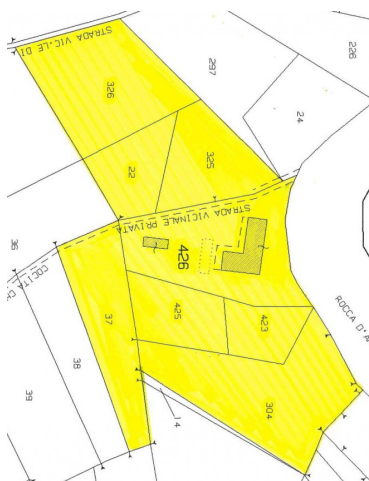
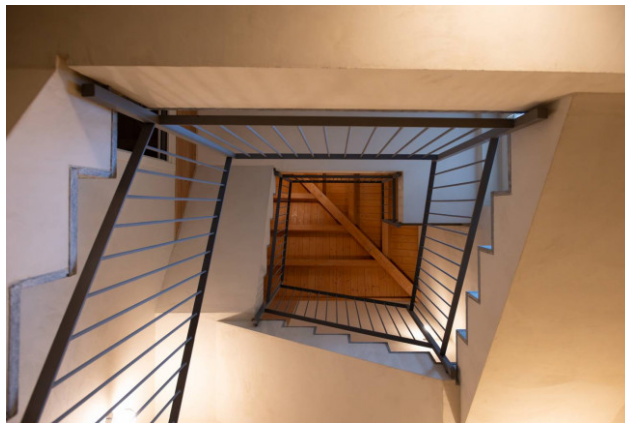




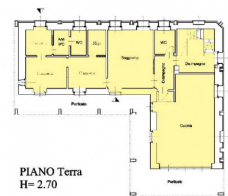
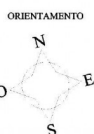








PIANO Terra
H=2.70



PIANO Primo
H=2.50

PIANO Terra
LEGNAIA



ORIENTAMENTO



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