

A beautiful stone house with garden at the foot of the Piacenza hills in the Luretta Valley



€ 340,000,00


Ref. RH2501001

Contact us

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 Surface
245,00 sqm

 Rooms
5

 Bedrooms
4

 Bathrooms
3

 Energy label
F

 from Milan
90

 Altitude
132,00 m asl

 Green
950 sqm

The solution we propose is located close to the characteristic town of Agazzano in **Luretta Valley**, one of the most popular valleys in the hilly landscape of the Piacenza area. We drive through the countryside that leads to Agazzano and stop in Sarturano, a town known to **Milanese citizens** and beyond, for the presence of the renowned Trattoria Giovannelli Restaurant, where we can taste traditional local dishes

We enter through an automatic wrought iron gate where a large outdoor area paved with cement awaits us, the house on the side and a classic rustic farm building that lends itself well to a small outbuilding. All around a garden of about 800sqm, in a private corner a 12mtx7mt **swimming pool**, the atmosphere is bucolic and breathing. We enter the house, we immediately grasp a study of details and the search for materials to create a modern, comfortable habitat with rational spaces for a refuge where you can find peace and well-being leaving out any complications.

The entrance gives us a glimpse of a living room with a fireplace closed by an insert (we will later know that it is a pellet fireplace), a jolly room on the floor, and then a well-equipped kitchen with exit to a porch sheltered from view, from the kitchen there is also access to a bathroom / laundry room. Going up to the first and last floor, there is a bedroom, a bedroom with private bathroom, a double bedroom with a wardrobe with ambitious spaces, and a disengaged bathroom.

The fixtures are of the new generation, the entrance door in bronzed iron of great effect, the floor and bathroom coverings are in concrete and resin, giving a fresh and breathy look, bright environments.

The outside is really pleasant, we are the last house on the street and the view is unobstructed on the hills of Agazzano, walks with children or our animals are guaranteed. We are not isolated but we do not feel crowded, we guarantee that nothing is missing to feel welcomed with grace and warmth.

Pool: 12sqm x 7sqm to be restored

Agricultural Building: 40 sqm

Porch: 15 sqm

Car sit: 3