

Characteristic stone solution in the heart of Val Staffora



€ 265,000,00

Ref. RH 2503004

Contact us

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 Surface
300,00 sqm

 Rooms
4

 Bedrooms
3

 Bathrooms
3

 Energy label
Being defined

 from Milan
93

 Altitude
410,00 m asl

 Green
6200 sqm Opposite the House

There are houses that somehow "choose us" ...

The solution we are going to describe is located in Bagnaria, a town located **in the heart of the Staffora Valley**, on the hills of the Apennines, **south of Milan**. A few houses inhabited by residents and non-residents, a hidden place at 410 meters above sea level put there to watch over the mountains of this renowned valley. We park in front of the house, open the gate, a few steps and enter the house. We enter from the kitchen side with its dining room and then we start exploring the house. There are various rooms, a study, bedrooms, two bathrooms. The building is ancient, it certainly dates back to the early nineteenth century, **all in stone, the authentic one**. If a first part of the house has uneven spaces, the second is **a room of about 120sqm yet to be completed**, now rustic, which offers the possibility of creating an environment to your size, with a large living room, kitchen, two bedrooms all on one floor. A special mention goes to the stone façade renovated to perfection, where some stones really date back to a long time. A restoration work of the existing that gives the context a remarkable imprint. The floors of the cellars are in fact, storage rooms and other spaces to be interpreted at will. In addition, in front of the house we have a small renovated outbuilding of about 50sqm, used today as a laboratory and in front of it enjoys a **land of about 6000sqm**, as well as an open view of the valley.

What about a context that meets people who love silence, nature and the atmosphere of the peasant houses of the past. A **photovoltaic system** has also recently been built, with a heat pump and remote home **automation switching**, convenient for finding a heated house upon our arrival. For cars we have **two parking** spaces, one in front of the house and one near the annex.

We can provide other information on request to those who are really interested in such a characteristic object.

Extras: Dependence of About 50 sqm, Rustic building of 120 sqm

Systems: Photovoltaics with heat pump, remote home automation switch-on.