

VIA
TASSARA N. 4
-
QUATTORDIO
(AL)

FOR SALE

Exclusive Detached Villa with Private Garden

Nestled in the tranquil Monferrato countryside, this elegant detached villa offers an ideal combination of privacy, comfort, and convenience. With a total living area of approximately 190 sqm, complemented by an adjoining 40 sqm garage and surrounded by a beautifully landscaped private garden of 1,230 sqm, the property presents a rare opportunity for refined living.

The villa is arranged over multiple levels, thoughtfully designed to provide generous and functional spaces:

- **Ground Floor:** A luminous double-aspect living room and a spacious, fully equipped eat-in kitchen, both with direct access to a covered portico. This natural extension of the living area is perfect for al fresco dining and entertaining, seamlessly connecting to the garden. A well-appointed guest bathroom completes this floor.
- **Mezzanine Level:** Three generously sized bedrooms, each capable of accommodating substantial furnishings, form a comfortable and private sleeping area. The level also includes a large main bathroom and a convenient storage room.
- **First Floor:** An open gallery overlooking the living room below adds architectural distinction and volume to the property. From here, one enjoys access to a large panoramic terrace, ideal for moments of relaxation or for admiring the views over the garden and surrounding landscape.
- **Lower Ground Floor:** A spacious garage, a cellar, a storage room, a dedicated boiler room, and an additional utility area provide excellent functionality and ample storage capacity.

Constructed in 1990, the villa has been well maintained. Its solid structure and versatile layout allow for immediate occupancy, while also offering the opportunity for customization to reflect personal style and needs.

The property's strategic location—midway between Asti and Alessandria and only 600 meters from the motorway exit—ensures excellent accessibility while maintaining the serenity of its countryside setting.

This residence represents a unique opportunity to acquire a home of character and comfort in one of Piedmont's most sought-after areas.



PROPERTY FEATURES

- Floors: four
- Surface area: 190 sqm
- Aspects: four exposures
- Condominium fees: none
- Heating: independent, natural gas
- Garage: yes, 40 sqm

- Land Registry Category: A/7
- Land Registry Value: €805.67

ENERGY PERFORMANCE CERTIFICATE (APE)

- Energy Class: pending evaluation
- EPgl: –

Brokerage Fee: 4% + VAT (22%)

ASKING PRICE: € 198,000.00

