

Perletto – Piemonte

## Villa with pool in the green Piedmont countryside

Property ID: IT252941959



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PURCHASE PRICE: 590.000 EUR • LIVING SPACE: ca. 350 m<sup>2</sup> • ROOMS: 5

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## At a glance

Property ID	IT252941959
Living Space	ca. 350 m²
Available from	06.05.2025
Rooms	5
Bedrooms	3
Bathrooms	2
Type of parking	4 x Other

Purchase Price	590.000 EUR
Commission	Subject to commission
Total Space	ca. 370 m²
Equipment	Terrace, Swimming pool, Sauna, Fireplace, Balcony

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy certificate valid until	03.04.2028	Final Energy Demand	120.70 kWh/m²a
Power Source	Air-to-water heat pump	Energy efficiency class	C

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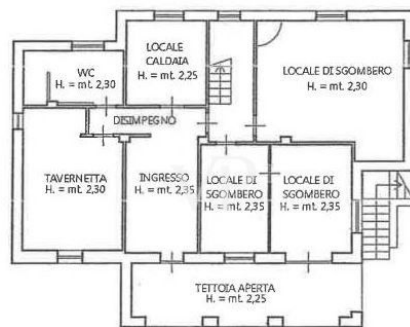
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## The property



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## Floor plans



PIANO TERRA



PIANO PRIMO  
H. = mt. 2,90



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

A short walk from the town center, we offer for sale a detached villa, measuring about 300 square meters with about 2,700 square meters of land. The villa, renovated in 2018 is composed on the lower floor by an entrance hall, kitchen, living room, bathroom and outdoor terrace; on the intermediate floor we find a living room with dining area, kitchen, 2 bathrooms, 2 bedrooms, a comfortable balcony and a large terrace with panoramic views; finally, on the upper floor we have the fitness room with infrared sauna, an office room and a balcony. The offer is completed by a 10-m x 5-m saltwater swimming pool. Energy needs are supported by a photovoltaic system consisting of 14 photovoltaic panels with a 6.6 V storage battery, a solar system with 8 panels, and 2 buffer tanks with a capacity of 1600 L. Heating is oil-fired, with an energy-efficient condensing boiler for underfloor heating in addition to radiators and a fireplace. Carport and space for more cars.

Perletto, or "Laughing Village," is located on the border between the upper Langa and the Asti Langa. It is 35 km from Alba and 35 km from Acqui Terme and is nestled in a gentle hilly landscape characterized by the cultivation of wine and hazelnuts.

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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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