

## Villa for sale in Pieve di Teco

### € 540.000

### Ref. 6V06



**196 sq.m. | Bathrooms: 5 | Bedrooms: 3 | Rooms: 10**

A splendid, charming villa is now available for sale in Pieve di Teco, offering breathtaking views and a private garden.

This spectacular villa is located in Lovegno, a captivating village seemingly frozen in time near Pieve di Teco. Thanks to expert renovation, this property seamlessly blends luxury with tradition.

This exceptional villa for sale in Pieve di Teco captivates with its elegant and charming character, earning it the moniker "Casa della Magnolia" in honor of the majestic magnolia tree that distinguishes it and makes it famous in the valley. Meticulously renovated to offer modern comforts without compromising its original charm, this residence is an absolute rarity in the market.

With ancient roots dating back to the 18th century, this sumptuous villa for sale in Pieve di Teco spans two floors and offers three bedrooms and five bathrooms, ensuring ample space for hosting family and friends. The house is lavishly furnished with carefully selected, harmonious pieces to create a unique and refined atmosphere, celebrating elegance.

Externally, the property is embraced by a large, completely level private garden, a perfect space for sunbathing or the possibility of constructing a fantastic pool. With its equipped areas, you can enjoy beautiful days surrounded by breathtaking natural and scenic beauty.

This villa for sale in Pieve di Teco has recently undergone a renovation that makes it truly special, with meticulous attention to detail. The wood parquet floors, stone elements, antique keys, original materials, towering wooden ceilings, skillful use of mezzanines, perfect stone walls, antique doors, and numerous meticulously cared-for details provide the house with warmth and authenticity, creating a unique charm.

The strategic location of this villa is another of its strengths. In a short time, you can immerse yourself in the crystal-clear waters of the Ligurian Sea, perfect for basking in the sun. Alternatively, if you're a skiing enthusiast, you can easily access the nearby slopes, making this villa an ideal retreat for all seasons. Furthermore, you can explore the beauties of Lower Piedmont, known for its exceptional wines and sublime culinary experiences.

The villa for sale in Pieve di Teco represents the perfect balance between elegance, history, and contemporary comfort, a true oasis of tranquility in an extraordinary natural and landscape setting.

## Certification

**Energy Class:** E

**EPgInr:** 105.81 kwh/□

## Features

Floor: Ground Floor

Heating: Independent

Parking: Uncovered

Balconies: Present

Terrace: Present

Garden: Private, 1.120 sq.m.

Cellar : 20 □

Distance from the sea : 29 Km