



Charming split level house (liveable floor area: 60 sq. m. central heating) maintaining its old stone structure, terracotta floors, wooden ceiling beams and fabulous panoramic views.

**Upper ground floor:** spacious twin/double bedroom (bed size cm. 160 x 190) with window screens, curtains, fly screens, satellite TV, free Internet WI-FI, desk, 2 armchairs, wardrobe, book collection, and doors opening to a private loggia and a small balcony with fabulous panoramic view. Open wooden stairs from the main bedroom lead to a first floor galleried 3 single bedroom which overlooks the main bedroom, with window screens, fly screens, curtains.

**Lower ground floor:** spacious typical rural dining room/kitchen with old style working fireplace and a door opening to a large private terrace. Fully-equipped open kitchen area (four-hob gas cooker, electric oven, fridge/freezer, extractor hood, fire extinguisher, electric kettle, electric espresso coffee maker and well-kept plates, glasses, stovetop espresso maker, crockery/cutlery, pots, pans).

Private bathroom with hot/cold water/bidet, shower (cm.70x70), bath towels, supply of the essential toiletries, heated towel rail, hair dryer, shaver point, washing machine, iron & ironing board, hanging the laundry facilities.

### **Outdoor features**

The upper ground floor has a private furnished loggia (10 sq. m.) opening to a well-tended private garden (40 sq m. exposure East) with view. Equipped with wood furniture (garden table, seats, parasol, sun recliners).

The lower ground floor has a charming private terrace (180 sq m. exposure West) with a stunning panoramic view - perfect for relaxing and having breakfast or dining al fresco admiring the views and the sunsets - equipped with wood furniture (garden table, seats, parasol) and barbecue. Parking. The shared swimming pool is located just beyond the cherry orchard.

**Special characteristics** Ideal for a couple or a 5 person family.

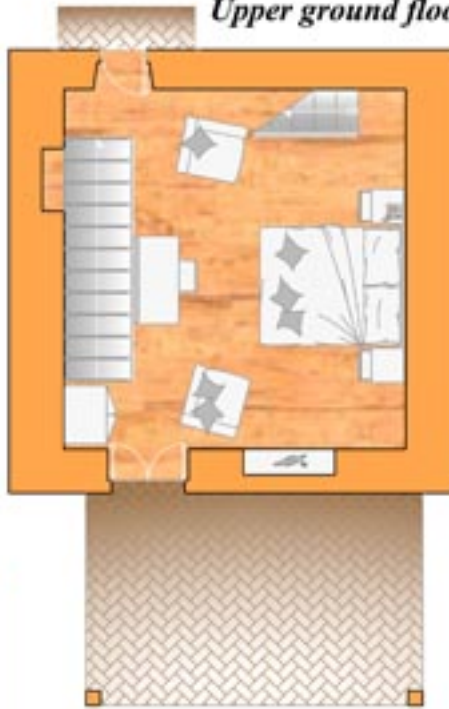
**Apartment plan**

*IL PORTICO*

*Lower ground floor*



*Upper ground floor*



*First floor galleried*



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