



Charming split level house (liveable floor area: 75 sq. m. central heating) maintaining its old stone structure, terracotta floors and wooden ceiling beams and fabulous panoramic views.

**Ground floor:** spacious living room with table, chairs, double sofa bed, satellite TV, free Internet WI-FI, book collection, window screens, fly screens, curtains.

Eat-in small kitchen fully equipped (four-hob gas cooker, electric oven, fridge/freezer, extractor hood, fire extinguisher, electric kettle, Nespresso coffee maker and well-kept plates, glasses, stovetop espresso maker, crockery/cutlery, pots, pans).

Private bathroom with hot/cold water, shower (cm.70x70), bidet, bath towels, supply of the essential toiletries, heated towel rail, hair dryer, shaver point, iron & ironing board, hanging the laundry facilities. Washing facilities in a small communal laundry room at disposal of the guests.

**First floor:** wooden stairs lead to a spacious charming twin/double bedroom (bed size cm. 160 x 190) with window screens, fly screens, curtains, armchair, wardrobe and panoramic views. It can be rented to sleep 4 persons by transforming the large living room into a regular double bedroom (window screens).

### Outdoor features

The house has a well-tended private garden (100 sq. m. exposure South-West) with a stunning panoramic views and sunsets, private vine covered pergola that is full of grapes in September. Large terrace (20 sq. m.) - perfect for relaxing and having breakfast or dining al fresco admiring the views and the sunsets - equipped with metal furniture (garden table, seats, parasol, sun recliners) and barbecue. Parking. The shared swimming pool is located just beyond the cherry orchard.

**Special characteristics** ideal for 1 – 2 couples or a 4 person family.

**Apartment plan**

## *LA PERGOLA*

*Ground floor*



*First floor*



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