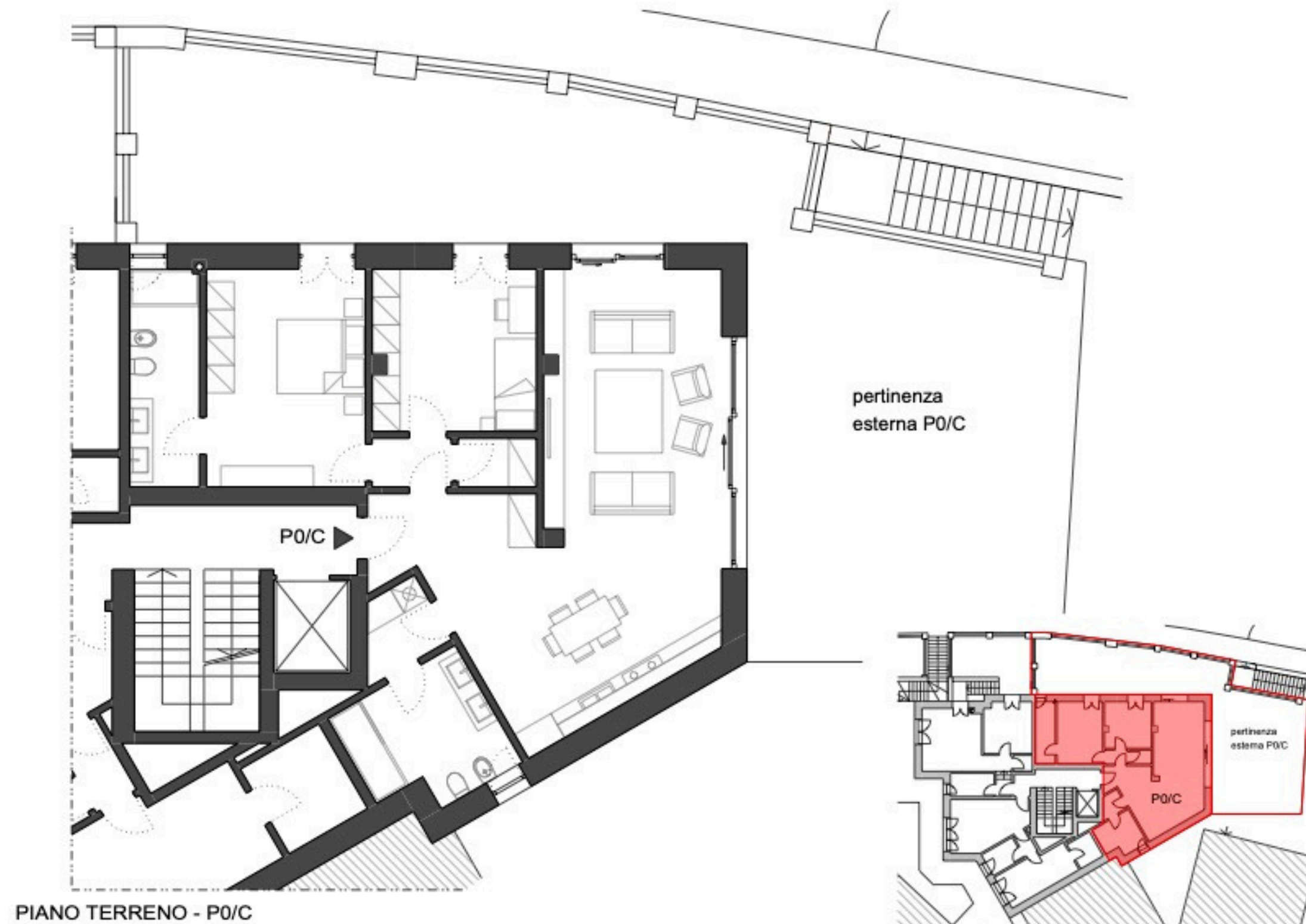


### o/C - Ground floor 2 Bedroom Apartment

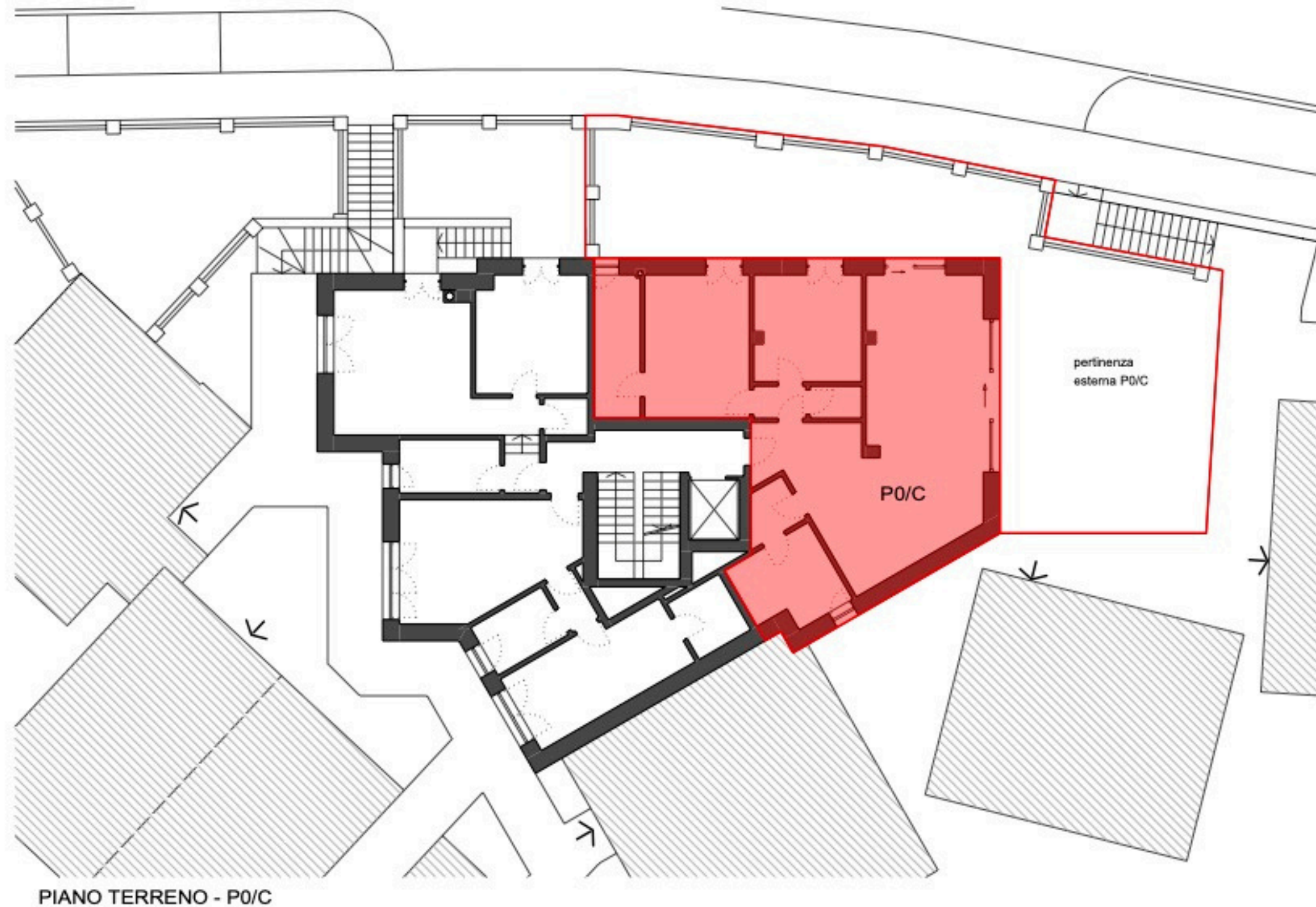
- 2 bedrooms / 2 bathrooms and private 122 sqm (circa) outdoor area.
- *Total commercial square meters combined = 174 sqm (circa), plus cellar and garage (additional).*





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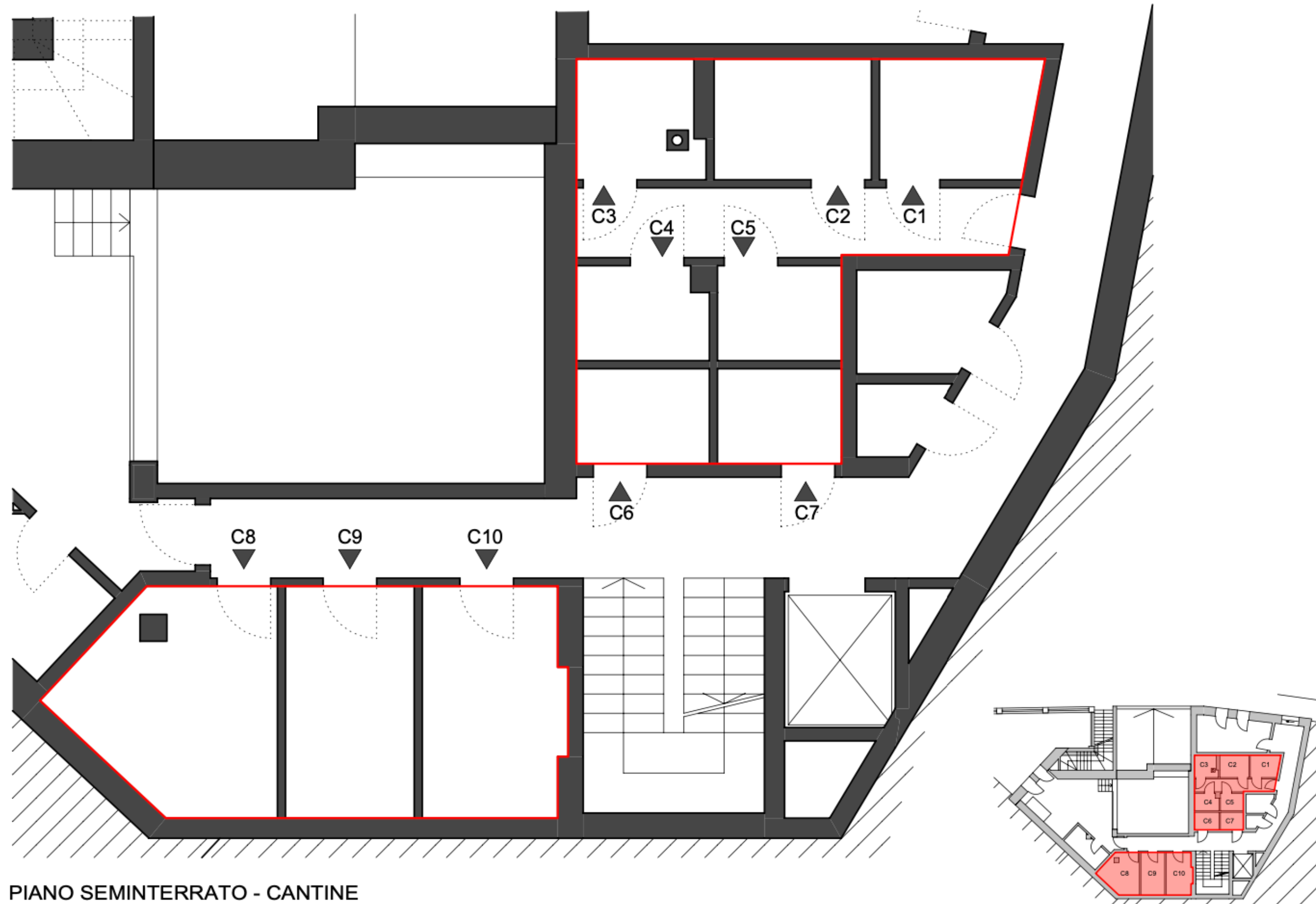


Please note that:

- We have no authority to make or give any representations or warranties in relation to the Properties. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
- All areas, measurements and distances are approximate (if square meters indications are supplied they normally refer to gross floor areas). All texts, photographs and plans are for guidance only and are not necessarily comprehensive.
- Some of the properties are residential others are Holiday Homes\* (which refers to what contained into Piedmont Regional Law no 13 dated August 03 2017 and subsequent modifications and/or regulations), please contact us for further details and seek appropriate legal advice.
- Properties are delivered in accordance with the Standard Specifications. Fitting and furniture as well as our Interior Design Solutions and our Premium Specifications and/or our Furniture Packages (Standard and/or Premium) are never included in the prices shown / advertised, which are always to be intended as pricing guidelines, for indication only.
- The pricing guidelines are expressed in euros, do not include VAT or transaction costs, and do not include parking spaces and/or garages and/or fitting and furniture. All informations is subject to change at any time without notice, and it is provided for indication only.

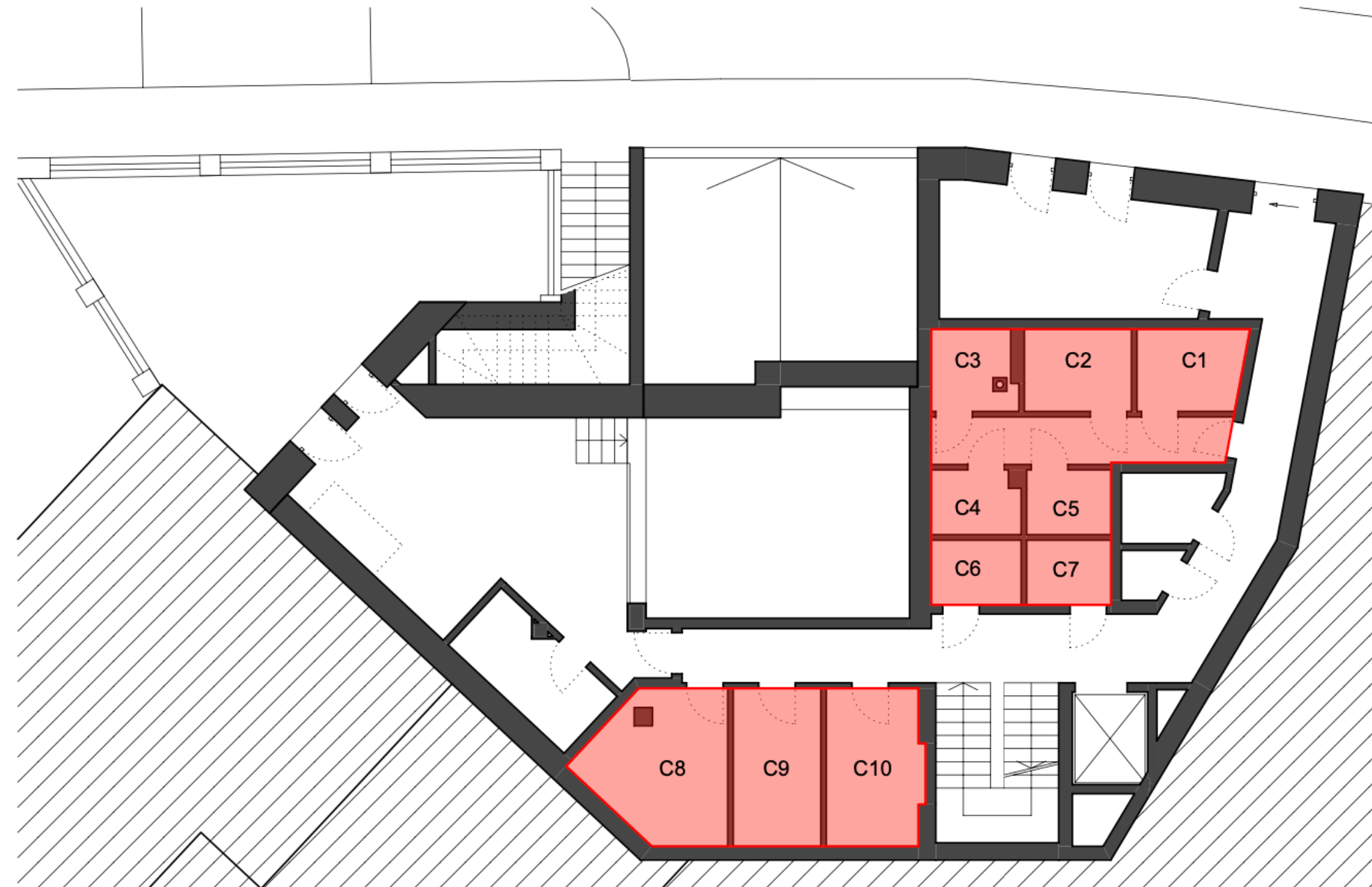
To discuss it further, please call us +44 (0) 207 851 4456 or write to us, we will contact you back.

## Cellars





Cellars



PIANO SEMINTERRATO - CANTINE

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