

**Rif: BLV019**

Haus in einzigartiger Panoramalage

Euro 85000**Belvedere Langhe**

A uniquely panoramic location distinguishes this property set in the municipality of Belvedere Langhe. The stunning views of vineyard-covered hills and snow-clad Alpine peaks may convince potential clients to take a second look at this modern-day single family home and disregard the subsequently accumulated changes and additions to its original plain design, imagining the way it could look if skillfully restructured and remodelled. The house spreads over two floors, each measuring approximately 60 sq meters, and is equipped with a basement. It is set at the edge of a small hamlet on a parcel of approximately 1200 sq meters of virtually level land that offers ample space for a vegetable garden, a courtyard which could become a pleasant garden and even a pool (currently out of use). The ground floor features an entrance hall, a kitchen, a living room, a balcony and, at the back of the house, a portico and a garage. The first floor contains two bedrooms, a bathroom and a terrace with marvellous landscape vistas. An interesting property which is waiting for an amateur to uncover its potential!

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Camere:	2
Bagni:	1
Altitudine:	570 m s.l.m.
Posizione:	In borgata
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud-ovest
Grado Di Luminosita:	Molto luminoso
Grado Di Silenziosita:	Silenzioso
Utenze:	Acqua, Elettricit�
Superficie Totale Mq:	230
Superficie Abitabile Mq:	130
Classe Energetica:	in corso
Tipo Di Riscaldamento:	A legna
Altre Caratteristiche:	Box auto, Posto auto, Cantina, Balconi, Pozzo, Giardino

Opportunità Turistiche In Zona:	Equitazione, Trekking, Mountain-bike
Terreno Mq:	1200
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Ovest
Autostrada:	23 km
Primo Centro Abitato:	2,5 km
Mare:	60 km
Aereoporto:	100 km
Piste Sci:	45 km
Numero Stanze:	7
Numero Di Piani:	2

