


Rif: PRL002

Charming Stone House in the Hills of Alta Langa

Euro 390000

Perletto

Nestled among the picturesque hills of Perletto, surrounded by peaceful countryside and set within approximately 3,000 sqm of lush private land, this charming 18th-century stone house is a property rich in history and distinguished by remarkable architectural features.

The residence has preserved all the charm of its original period, thanks to its magnificent vaulted ceilings and authentic details that make it truly unique. The ground floor offers a bedroom with en-suite bathroom, a kitchen enhanced by a beautiful cross-vault with lunettes, and an elegant living room featuring a spectacular exposed brick groin vault, one of the home's most impressive architectural highlights.

The first floor comprises two bedrooms, a bathroom and a practical storage room, while the second floor boasts a spacious and bright attic, a versatile area ideal as a study, hobby room, artist's studio, relaxation space or additional living area.

One of the property's most exclusive features is its original windows and doors, sourced from the ancient Castle of Perletto, a rare historical detail that adds exceptional character and prestige to the home.

The property also includes two generous ancillary buildings, currently used as storage rooms but easily convertible into additional living accommodation, a guest house, workshop or garage, offering excellent opportunities for expansion and customization.

Outside, a charming stone portico overlooks the private garden, creating the perfect setting for outdoor living throughout the year. An ancient well further enhances the property's historical appeal.

The entire estate is surrounded by hazelnut trees, providing natural privacy and pleasant shade during the summer months, creating an atmosphere of complete peace and tranquillity.

A truly captivating residence, ideal as an exclusive private home, an elegant country retreat or a prestigious hospitality property in the heart of the Langhe region.

DETTAGLI IMMOBILE:

Vicino A:	Polizia, Stazione Bus, Bar, Scuola, Super mercato
Anno Di Costruzione:	1700

Stato Immobile:	Abitabile
Camere:	3
Bagni:	2
Altitudine:	418m slm
Posizione:	Vicino a centro abitato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud-est
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Molto silenzioso
Utenze:	Acqua, Elettricità, Telefono
Materiali Di Facciata:	Pietra
Superficie Totale Mq:	412
Superficie Abitabile Mq:	244
Classe Energetica:	In corso
Tipo Di Riscaldamento:	A legna
Accessibilità:	Strada asfaltata
Altre Caratteristiche:	Portico, Box auto, Solaio, Cortile, Caminetto, Pozzo, Giardino, Nocciolo
Opportunità Turistiche In Zona:	Trekking, Mountain-bike
Terreno Mq:	4069
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud-est
Autostrada:	33km
Primo Centro Abitato:	Cortemilia 4,6km
Mare:	58km
Locali:	5
Numero Di Piani:	2

