

**Rif: MZN071**

Agriturismo for sale in the Langhe with views over the Alpine

Euro 850000**Murazzano**

Agricultural estate with restaurant and 13 hectares of land in the Langhe

In the heart of the Langhe, in the area of Murazzano, we offer for sale this **agriturismo**, a well-structured and fully equipped agricultural estate set in a beautiful panoramic position, surrounded by the rolling hills of Piedmont.

The property extends over approximately **13 hectares of land in one single block**, providing extensive space and considerable autonomy for a variety of agricultural and livestock activities.

The location is one of the property's main strengths: it is situated in the Langhe, in an authentic rural setting characterised by rolling hills, wide-open views and an area renowned for its agricultural and gastronomic excellence.

Murazzano, famous for its **DOP-protected cheese** and the landscapes of the Alta Langa, also offers an attractive setting for those wishing to live and work in an area with a strong tourism vocation.

A fully equipped agricultural estate

The agriturismo already includes all the main facilities required to develop an agricultural and hospitality business.

The production facilities include:

- restaurant;
- professional kitchen;
- pantry;
- cheese processing room;
- slaughterhouse;
- barns and facilities suitable for raising sheep, pigs and cattle;
- storage and agricultural equipment rooms;

- large utility and storage areas;
- garage;
- workshop.

The presence of dedicated spaces for product processing and agricultural activities makes the property particularly interesting for those wishing to develop a **complete production chain**, from farming and processing through to food service.

The residential area

The property also includes a spacious apartment with a terrace and veranda, comprising:

- entrance hall;
- kitchen with dining area;
- living room;
- two bedrooms;
- bathroom;
- veranda.

The residential accommodation makes it possible to live directly on the estate, an especially important feature for anyone intending to manage the business personally.

The agriturismo

The hospitality facilities include **two independent apartments**, offering the opportunity to accommodate guests and further develop the agriturismo business.

The combination of hospitality, restaurant facilities, agricultural production and livestock farming makes **Agriturismo Rumè** a property with distinctive characteristics, suitable both for those wishing to continue the existing business and for those looking for a base from which to develop their own entrepreneurial project in the Langhe.

A property in the heart of the Alta Langa

The panoramic location, the extensive land and its position in the municipality of Murazzano make this an interesting opportunity for those looking for an agricultural estate in the Langhe, with facilities already suitable for farming, restaurant activities and hospitality.

A large property comprising **13 hectares of land in one single block**, agricultural buildings, an established agriturismo business and residential accommodation: a complete estate in one of Piedmont's internationally renowned areas for its landscapes, gastronomy and agricultural production.

An opportunity to consider for those wishing to invest in the Langhe and combine **agriculture, hospitality and food service within a single property**.

DETTAGLI IMMOBILE:

Stato Immobile:

Abitabile

PIEMONTE HOUSES

Camere:	4
Bagni:	4
Altitudine:	730 m s.l.m.
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud-ovest
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	1700
Superficie Abitabile Mq:	350
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Con riscaldamento
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Portico, Box auto multiplo, Posto auto, Fienile, Stalla, Balconi, Terrazzo, Cortile, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	128174
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Ovest
Locali:	11
Numero Di Piani:	2

