

**Rif: BSA004**

Alta Langa – Renovated farmhouse with about 2 ha of land and glamping

Euro 650000**Bosia**

A short distance from the small town of Bosia, nestled in the green Belbo Valley, a farm that encloses a glamping that overlooks a spectacular hilly landscape. The property consists of a private home created from the renovation of an old stone farmhouse dating back to the 1800s. On the ground floor entrance hall, dining room with fireplace and terrace, kitchen, living room and bathroom. On the second floor living room, bathroom and small study, bedroom and balcony overlooking the courtyard. The renovation has preserved the traditional materials and architectural elements that give the property the charm and warmth that characterize these old farmhouses. On the other side of the private courtyard is a stone building whose skeleton has been renovated (new insulated roof) and where there is a professional kitchen and bathroom, while the remaining part could be converted into additional living space. Also of note are the installation of photovoltaic panels (6 KW), energy-saving heating system (condensing boilers, heating fireplace), heat pump for domestic water, and an underground rainwater tank storage. On the property plot of about 22000 square meters is the glamping which is accessed by a private road so that the housing part is not encumbered by rights of way that could deprive it of the privacy it enjoys. The activity includes 5 fully furnished yurts (typical Mongolian tents) overlooking a breathtaking view and each with an outdoor area with a patio. A short distance from the yurts is a building with five bathrooms (one for each yurt), a swimming pool, and an area equipped with a barbecue and tables for having lunch or a glass of wine while admiring the sunset. Of note is the possibility of installing 5 more yurts for use by the business. A vegetable garden and orchard are also present on the property land. We consider the property ideal for those wishing to start a new business in the Langhe.

DETTAGLI IMMOBILE:

Stato Immobile:	Renovated
Camere:	2
Bagni:	2
Altitudine:	517 m a.s.l.
Posizione:	In the township
Indipendenza Sui Lati:	On 4 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	South
Grado Di Luminosità:	Very bright

Grado Di Silenziosita:	Very quiet
Utenze:	Water, Electricity, Gas
Materiali Di Facciata:	stone
Superficie Totale Mq:	700
Superficie Abitabile Mq:	200
Classe Energetica:	in progress
Tipo Di Riscaldamento:	With heating
Accessibilita:	paved road
Altre Caratteristiche:	Portico, Parking space, Winery, Barn, Balconies, Terrace, Courtyard, Pool, Fireplace, Well, Automatic irrigation, Garden, Garden, Orchard
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Food and wine
Terreno Mq:	22867
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Meadow
Orientamento Terreno:	South
Autostrada:	25 km
Primo Centro Abitato:	400 m Bosia
Mare:	70 km Savona
Aereoporto:	120 km
Piste Sci:	77 km
Numero Stanze:	8

