



Rif: NLB040

74 sqm Apartment with Panoramic View

Euro 60000

 Niella Belbo

In Niella Belbo, in a quiet and sunny location, we offer an apartment with panoramic views of the surrounding hills. The property is located on the ground floor of a village house and consists of a kitchen, living room, two bedrooms and a bathroom. On the basement level there is a spacious cellar, ideal as a storage room or to be converted into a cozy tavern-style room.

The property is enhanced by a private garage, two storage rooms and approximately 35 sqm of exclusive green space, perfect for those who enjoy having a private outdoor area to use as a garden or small vegetable patch. In addition, there is a large and well-maintained shared garden, accessible through an electric gate.

The apartment requires renovation, but offers excellent potential thanks to its generous spaces, high ceilings and the brightness provided by numerous windows. The location makes this property ideal both as a main residence and as a holiday home for those who want to enjoy the peace and the typical landscapes of the Langhe.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Camere:	2
Bagni:	1
Locali:	3
Altitudine:	774 m s.l.m.
Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 2 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud-ovest
Grado Di Luminosità:	Normale
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Numero Di Piani:	1
Superficie Totale Mq:	256 mq
Superficie Abitabile Mq:	74

Classe Energetica:	in corso
Tipo Di Riscaldamento:	A legna
Altre Caratteristiche:	Box auto multiplo, Cantina, Giardino
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	35
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud-est
Autostrada:	27 km
Mare:	56 km

