

**Rif: BSC068****Bossolasco panoramic farmhouse
with land for sale****Euro 445000****Bossolasco**

Just a short distance from the quaint village of Bossolasco, the Pearl of the Langhe, is this old farmhouse, consisting of 2 buildings arranged perpendicularly to each other to form the classic L. One building was once the dwelling and the second the stable and barn.

With the renovation, the two buildings were connected by a porch, which now serves as a garage, with a terrace above.

The first building has cellars to central heating on the basement floor, a kitchen and living room on the second floor, and two bedrooms, one with a dressing room, on the second floor.

The former stable with barn now features on the ground floor a large room that is now used as a library, a small summer kitchen that overlooks a covered outdoor space, and a bathroom.

On the second floor, what was once the barn, a large living room, lit by the large arched windows, a bathroom and a storage room.

On the second floor is a loft accessible by a spiral staircase, comprising another living room and a bedroom, both attic rooms.

The buildings are in habitable condition. Improvements can be suggested to increase comfort and energy performance, perhaps taking advantage of recent government incentives.

A 5 kW/h photovoltaic system has been installed, which is also used to reheat a room via a radiant panel.

The partially fenced land extends over 2 hectares around the buildings and is planted with hazelnuts, a typical crop of the area.

The location is particularly bright, quiet and scenic, as it faces west, thus with views encompassing much of the western Alpine arc.

A comfortable walk will take you to Bossolasco, which offers excellent restaurants and stores with local products. Alba is less than 30 km away, One can then make pleasant day trips to the valleys and ski slopes of the Maritime Alps or to the beaches of the Ligurian Riviera.

DETTAGLI IMMOBILE:

Stato Immobile:	Habitable
Camere:	3
Bagni:	3
Altitudine:	735
Posizione:	Near built-up area
Indipendenza Sui Lati:	On 4 sides

Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	Southeast
Grado Di Luminosità:	Very bright
Grado Di Silenziosità:	Very quiet
Utenze:	Phone, Water, Electricity
Superficie Totale Mq:	515
Superficie Abitabile Mq:	410
Tipo Di Riscaldamento:	With heating
Accessibilità:	Unpaved private road
Altre Caratteristiche:	Hazel grove, Garden, Garden, Well, Fireplace, Courtyard, Terrace, Balconies, Floor slab, Winery, Portico
Opportunità Turistiche In Zona:	Food and wine, Mountain-bike, Trekking, Riding
Terreno Mq:	20661
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Generic terrain
Orientamento Terreno:	West
Autostrada:	30 km A33 Cherasco
Primo Centro Abitato:	1800 m Bossolasco
Mare:	80 km Savona
Aeroporto:	76 km Turin
Piste Sci:	53 km Mondolè Ski
Numero Stanze:	15

