



Rif: BSC076

Historic Center Home with Garden and Garage

Euro 200000



Bossolasco

Located in the heart of the historic center, this spacious home represents a unique opportunity for those wishing to live in one of the most charming villages of Alta Langa: Bossolasco, also known as the "Village of Roses." Here, the cool and pleasant climate, romantic views, and a panorama embracing the gentle Langhe hills create an authentic and relaxing atmosphere, ideal both for everyday living and for elegant tourist hospitality.

The house is spread over two levels.

Through the main door, you enter a bright dining room with a fireplace, and a fully equipped kitchen overlooking a balcony that leads directly down to the garden. On the same floor, there is a bathroom, a large bedroom, and a comfortable living room.

The first floor hosts three additional bedrooms, a service bathroom, and a panoramic balcony with views over the surrounding hills, particularly enchanting at sunset or on clear mornings typical of the hilly climate.

The basement includes three spacious cellars and a wood storage area, perfect for wine storage, creating a tavern, or setting up technical spaces.

The garden is approximately 200 m², and next to it is a shed that could be transformed into a charming outdoor area with a barbecue, ideal for convivial moments outdoors. The property also includes a garage/storage room.

Although already habitable, the property requires renovation, which can enhance it as an elegant private residence or transform it into a characteristic boutique hotel—an especially attractive option considering the growing tourist flow to Alta Langa and the timeless charm of Bossolasco.

DETTAGLI IMMOBILE:

Stato Immobile:	Nuovo
Camere:	4
Bagni:	2
Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 2 lati
Indipendenza Verticale:	Da terra al tetto

Orientamento Facciata Principale: Nord

Grado Di Luminosità: Normale

Grado Di Silenziosità: Silenzioso

Utenze: Acqua, Elettricità, Gas

Superficie Totale Mq: 300 mq

Superficie Abitabile Mq: 150

Classe Energetica: G 315, 56 kWh/mq anno

Tipo Di Riscaldamento: Riscaldamento autonomo

Altre Caratteristiche: Portico, Box auto, Posto auto, Cantina, Balconi, Cortile, Giardino

Opportunità Turistiche In Zona: Trekking, Mountain-bike, Enogastronomia

Terreno Mq: 210 mq

Morfologia Terreno: Pianeggiante

Tipo Di Terreno: Prato

Orientamento Terreno: Nord

Autostrada: 22 km

Mare: 60 km

Aeroporto: 105 km

Stazione Treni: 38 km

Piste Sci: 60 km

Locali: 3

Numero Di Piani: 3

