


Rif: CML026

Independent House with Panoramic View and Over 5,000 sqm of Land

Euro 115000


CORTEMILIA

In Cortemilia, a small historic village of Alta Langa, surrounded by nature among vineyards and hazelnut groves, we offer for sale this country house situated in a privileged hillside position.

The property is surrounded by extensive terraced land and the lush nature of the Langhe, making it perfect for those who wish to live immersed in the serenity and beauty of the Piedmontese landscape.

A tree-lined driveway leads to the house, which is composed of:

- **Ground floor:** Three cellars, one featuring a beautiful brick vaulted ceiling, totaling approximately 40 sqm. There is also an underground cistern converted into a storage room of about 20–25 sqm, ideal for storing materials or as a pantry.
- **First floor:** Terrace with pergola offering views of the surrounding landscape, entrance into a spacious living room, kitchenette, two bedrooms, balcony, and bathroom. Additionally, there is a large storage room and a utility closet.

The property is surrounded by terraced land of 5,254 sqm, offering ample opportunities for gardening or cultivating vegetables and plants in a unique scenic context. There are also areas suitable for installing a swimming pool.

This property is ideal for those seeking a home in a natural setting with absolute privacy and tranquility, while remaining close to the charming village of Cortemilia.

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	2
Bagni:	1
Altitudine:	345 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
Superficie Totale Mq:	155
Superficie Abitabile Mq:	78
Classe Energetica:	C 116.61 kWh/mq anno
Tipo Di Riscaldamento:	Pellets
Altre Caratteristiche:	Box auto, Posto auto, Cantina, Balconi, Terrazzo, Cortile, Giardino, Orto, Frutteto
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	5254
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud-ovest
Autostrada:	30 km
Primo Centro Abitato:	2 km
Mare:	52 km
Aeroporto:	142 km
Numero Stanze:	5
Numero Di Piani:	2

