

**Rif: CVZ014**

Authentic Stone House with Courtyard at the Foot of Cravanzana Castle

Euro 125000**Cravanzana**

In the heart of the Alta Langa, surrounded by rolling hills, unspoiled forests and ever-changing seasonal landscapes, lies Cravanzana, one of the area's most charming villages. Known as the capital of the IGP Piedmont Hazelnut, the village has preserved the authentic atmosphere of the Langhe and offers a peaceful setting, ideal both as a permanent residence and as a destination for slow tourism. Dominated by its ancient medieval castle, Cravanzana perfectly combines history, nature and outstanding food and wine traditions.

At the foot of the ancient castle, we are pleased to offer for sale this charming stone house, full of character and offering outstanding potential, ideal both as a private residence and as an investment opportunity.

The living area consists of a traditional stone house, renovated in the late 1970s, which still preserves many of its original architectural features. The beautiful stone façade, enhanced by a striking stone arch, gives the property a unique character and represents one of its most attractive architectural elements.

The entrance opens into a hallway leading to a first room, once used as a small shop, now ideal as a study, hobby room or guest bedroom. On the same floor there are also the staircase, a welcoming living room, the kitchen and a bathroom.

The first floor offers two spacious bedrooms, a small study or walk-in wardrobe, a second bathroom and a charming room created above the stone arch, a unique space that can be adapted to suit different needs.

The basement level includes a large cellar, perfect for wine storage or as a utility room.

At the rear of the house there is a spacious courtyard with a terrace, enjoying pleasant views over both the village street and the rolling hills of the Alta Langa. The property also includes additional outbuildings currently used as storage rooms, together with a second courtyard. Thanks to their construction, these buildings could be renovated and converted into additional living accommodation, a guest house or tourist accommodation.

The internal layout also allows the house to be divided into two independent apartments, each with its own entrance, making it suitable both for two-family living and for a hospitality business.

Thanks to its location, size and architectural character, this property represents an excellent opportunity for anyone wishing to create a boutique hospitality business, a Bed & Breakfast, a holiday home or a charming residence in one of the most authentic and sought-after areas of the Langhe.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Camere:	3
Bagni:	2
Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 3 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	520
Superficie Abitabile Mq:	185
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Portico, Box auto multiplo, Posto auto, Cantina, Fienile, Balconi, Cortile
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Bosco
Orientamento Terreno:	Nord
Autostrada:	25 km
Mare:	65 km
Locali:	9
Numero Di Piani:	3

