

**Rif: BLV032**

Charming detached house with land and views over the hills and the Alpine arc

Euro 95000**Belvedere langhe**

In Belvedere Langhe, in the authentic heart of Alta Langa and a short distance from the picturesque village center, we offer a charming little gem surrounded by nature.

The property is surrounded by more than **8,000 sqm of private land**, partly used as a garden and orchard, and largely occupied by a productive **hazelnut grove**, a true treasure of the Langhe tradition.

The house is arranged on two levels:

- **Ground floor:** a welcoming living room with kitchenette, perfect for convivial moments with family and friends.
- **First floor:** a spiral staircase leads to the sleeping area, where there is a bathroom and a bright bedroom with access to the panoramic balcony. From here, the view stretches across rolling hills and the peaks of the Alpine arc, in a landscape that changes colors with every season.

Next to the house there is a small outbuilding currently registered as a cellar, but with the possibility—subject to municipal approval—of being renovated and converted into additional living space, ideal as a studio, second bedroom, or relaxation area. At the back, a large **covered porch** provides shelter for a car or can be used as an outdoor dining area.

The house is structurally in good condition, although it requires some modernization to adapt it to contemporary tastes and needs. The generous size of the land also allows for the installation of a **swimming pool**, perfect for enjoying the summer with views over the hills.

Thanks to its panoramic location, this property is ideal both as a **primary residence** and as a **tourism investment**, or for anyone dreaming of a holiday home in the heart of the Langhe.

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	1
Bagni:	1

Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Normale
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	78 mq
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Pellets
Accessibilità:	starda asfaltata
Altre Caratteristiche:	Portico, Posto auto, Cantina, Balconi, Giardino, Nocciolo
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	8285
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Coltivazione agricola
Orientamento Terreno:	Nord
Locali:	3
Numero Di Piani:	2

