**Rif: CST007**

# Detached house with garden in a panoramic location

Euro 154000

Castellino Tanaro

In a **peaceful panoramic setting**, surrounded by nature and over **2,000 sqm of private land**, we offer for sale a **detached house on three levels**, ideal for those seeking privacy, relaxation, and generous living spaces.

The **main living area** is located on the first floor and consists of a charming apartment with entrance hall, kitchen, large and bright living room with fireplace, two bedrooms, and a bathroom. All rooms open onto a **large balcony** offering spectacular views of the surrounding hills, mountains, and forests that frame the property.

The **ground floor**, currently in an unfinished state, offers great potential: it can easily be converted into a **second independent apartment**, perfect for guests, family members, or as an investment for holiday rentals.

On the **basement level** there is a spacious garage, a convenient cellar, and a service bathroom.

The property also includes a **large attic**, from which you can enjoy breathtaking views over the surrounding countryside.

The outdoor spaces are generous and very usable: besides the courtyard, there is a **beautiful garden**, ideal for installing a swimming pool or simply relaxing outdoors.

Castellino Tanaro is a charming village in the province of Cuneo, located among the gentle hills of the Langhe. It is known for its **unspoiled landscapes, lush forests, and peaceful atmosphere**. The area is perfect for lovers of nature, hiking, outdoor activities, and traditional Piedmontese cuisine. Just a short drive away are the renowned towns of Dogliani and Mondovì, as well as scenic trails through the UNESCO-listed Langhe hills.

This property is the ideal solution for those who wish to **live close to nature without giving up comfort and spacious living**.

DETTAGLI IMMOBILE:

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|---|---|
| **Stato Immobile:** | Abitabile |
| **Camere:** | 2 |
| **Bagni:** | 2 |

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| **Posizione:** | In borgata |
| **Indipendenza Sui Lati:** | Su 4 lati |
| **Indipendenza Verticale:** | Da terra al tetto |
| **Orientamento Facciata Principale:** | Sud |
| **Grado Di Luminosita:** | Normale |
| **Grado Di Silenziosita:** | Silenzioso |
| **Utenze:** | Acqua, Elettricità, Gas |
| **Superficie Totale Mq:** | 270 mq |
| **Classe Energetica:** | in corso |
| **Tipo Di Riscaldamento:** | Senza riscaldamento |
| **Altre Caratteristiche:** | Box auto multiplo, Posto auto, Cantina, Solaio, Balconi, Terrazzo, Cortile, Giardino, Orto |
| **Opportunita Turistiche In Zona:** | Trekking, Mountain-bike, Enogastronomia |
| **Terreno Mq:** | 2240 mq |
| **Morfologia Terreno:** | Pianeggiante |
| **Tipo Di Terreno:** | Prato |
| **Orientamento Terreno:** | Sud |
| **Locali:** | t |
| **Numero Di Piani:** | 3 |