

**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:

Stato Immobile:	Abitabile
Camere:	2
Bagni:	2

Posizione:	In borgata
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, 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
Opportunità 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

