


Rif: GZG012

House with panoramic view and garden

Euro 50000



Gorzegno

Nestled in the peaceful hills of the **Alta Langa**, in a charming small hamlet, this **house with garden** offers breathtaking views over the surrounding valley. It is an ideal place for those seeking peace, nature, and authenticity, far from noise and everyday stress.

The house is spread over **three levels** and is surrounded by more than **2 hectares of land**, including about **6,000 sqm directly adjacent to the house**.

On the **basement level** there are storage rooms and traditional **cellars**, perfect for preserving wine and local products.

The **ground floor**, with direct access to the garden, includes a **kitchen, living room, one bedroom, a storage room, and a panoramic veranda** — a bright and welcoming space ideal for relaxing while enjoying the surrounding landscape.

On the **first floor** there are **three bedrooms, a living room, a bathroom, a storage room, and a terrace**, from which you can enjoy unforgettable sunsets.

The building is **structurally in good condition**, although some renovation work is required.

Completing the property is a **second stone building on two levels**, currently used as storage, which offers interesting possibilities for conversion into a **studio, workshop, or additional living space**.

The area is still very authentic, characterized by **small hamlets, forest paths, and deep silence broken only by nature**. Located just a few minutes from the center of Gorzegno, it represents a peaceful retreat in the heart of the Alta Langa, within easy reach of important **food, wine, and tourist destinations**.

DETTAGLI IMMOBILE:

Stato Immobile:	Nuovo
Camere:	4
Bagni:	1
Posizione:	In borgata
Indipendenza Sui Lati:	Su 3 lati

Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Rumoroso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	206 mq
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Portico, Posto auto, Cantina, Terrazzo, Cortile
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	23667 mq
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
Locali:	7
Numero Di Piani:	3

