

**Rif: MAR008**

House with garden in a hamlet

Euro 90000**Marsaglia**

In a small, panoramic hamlet, a short distance from the charming municipality of Marsaglia, we offer for sale a house free on two sides with a lovely garden. The building, in good structural condition, is already habitable but requires modernization to fully enhance its potential.

Ground floor: eat-in kitchen, large storage room, two cellars, and a room with a wood-fired oven.

First floor (accessible via central staircase): small bathroom, three bedrooms, an additional storage room, and a pleasant panoramic balcony, ideal for enjoying the surrounding views.

The property also includes a large porch and a ground-floor stable, with an overhead hayloft that could be converted into additional living space.

It is also possible to purchase additional land near the house and the adjacent portion, making the property more independent and expanding its potential.

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	3
Bagni:	1
Posizione:	In borgata
Indipendenza Sui Lati:	Su 2 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud-est
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	250
Superficie Abitabile Mq:	72
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Senza riscaldamento
Altre Caratteristiche:	Portico, Posto auto, Cantina, Fienile, Stalla, Balconi, Giardino

Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud-est
Locali:	8
Numero Di Piani:	2

