




Rif: MAR009

Charming house in a small hamlet with panoramic views

Euro 120000

 Marsaglia

In the characteristic municipality of Marsaglia, within a small and charming panoramic hamlet immersed in quiet, we offer for sale a lovely habitable semi-detached house with a stunning view of the Alps and the surrounding rolling hills.

The property includes approximately 2,000 sqm of private land, ideal for those wishing to live in contact with nature without sacrificing the convenience of town services.

The building is spread over two levels. The living area consists of an entrance hall, a bathroom, two bedrooms, an eat-in kitchen, and a bright living room with a balcony overlooking the private garden, from which you can enjoy a beautiful panoramic view.

The semi-basement floor houses a large utility room, which can also be used as a garage, as well as a characteristic wood-burning oven—perfect for convivial moments with family or friends.

The property is completed by a panoramic garden, an ideal space to relax and enjoy the surrounding landscape

There is an opportunity to purchase additional buildings: two structures currently in a ruined state, ideal for use as storage or utility spaces, and a portion of a building with a recently renovated roof, which offers the chance—through renovation—to create a lovely independent apartment with a garage.

An ideal solution as a primary residence or a holiday home, in a quiet and authentic area of Piedmont

DETTAGLI IMMOBILE:

Stato Immobile:	Habitable
Camere:	2
Bagni:	1
Locali:	5
Posizione:	In the township
Indipendenza Sui Lati:	On 3 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	Southeast
Grado Di Luminosita:	Very bright
Grado Di Silenziosita:	Silent
Utenze:	Water, Electricity
Numero Di Piani:	2
Superficie Totale Mq:	160

Superficie Abitabile Mq:	82
Classe Energetica:	in progress
Tipo Di Riscaldamento:	Independent heating
Accessibilita:	paved road
Altre Caratteristiche:	Multiple car box, Parking space, Balconies, Courtyard, Oven, Garden, Garden
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Food and wine
Terreno Mq:	1980
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Meadow
Orientamento Terreno:	Southeast

