

**Rif: MZN069**

Charming house with two apartments and a large building with portico in the centre of Murazzano

Euro 98000**Murazzano**

In the heart of Alta Langa, just a few steps from the historic centre of Murazzano, one of the most charming and authentic villages of the Langhe, we offer for sale this distinctive property full of charm and potential, comprising two independent apartments, a large building with a portico and additional storage rooms that can be enhanced according to personal needs.

Murazzano, renowned for its prestigious Toma di Murazzano DOP cheese, is a small gem surrounded by gentle hills, vineyards, hazelnut groves and breathtaking views over the Langhe and the Alps. The village preserves the authentic charm of Piedmontese tradition while offering all essential services. Its privileged location and peaceful surroundings make it ideal both as a main residence and as an elegant retreat for enjoying relaxing moments immersed in nature.

The property is accessed through a charming archway, an architectural feature leading into the shared internal courtyard, where convenient parking is available.

The residential part is ready to be lived in and retains many charming original details. The two apartments, each with independent entrances, are also internally connected by a staircase, offering great flexibility of use: they can be enjoyed as a single large residence or kept separate, making them ideal for two families, hosting friends and relatives, or for those wishing to develop a hospitality activity.

The first apartment includes a bright living room enhanced by a fireplace, a spacious kitchen, a bathroom and a bedroom. On the upper floor, characterised by a charming attic space, there is a further bathroom and a second bedroom overlooking the living area below, creating a pleasant sense of depth and brightness.

The second apartment offers a comfortable living area with open-plan kitchen, two bedrooms and a bathroom, providing functional spaces ready to be personalised.

On the basement level there are two large cellars with beautiful exposed brick vaulted ceilings, authentic examples of the local building tradition, as well as the boiler room and a practical storage area. These spaces represent an additional asset and could be transformed into a characteristic tavern, a wine tasting cellar or areas dedicated to personal hobbies.

Completing the property is a second building, currently used on the ground floor as a tool shed, offering interesting possibilities for restoration and customisation. Thanks to its versatility, the upper

floor could become an additional apartment, an atelier, a social area, a covered terrace or even a charming rooftop garden, further increasing the value and appeal of the entire property.

The house is sold partially furnished. The heating system is currently powered by an oil boiler, but conversion to natural gas is simple and immediate thanks to the existing gas network available in front of the house.

Among the features that make this property particularly appealing are the beautiful Florentine terracotta floors, the brick vaulted ceilings in the cellars, the original architectural details and the unique atmosphere that only certain homes can offer.

A residence with authentic character, ready to be enjoyed, combining comfort, independence and extensive possibilities for customisation. An ideal solution for those wishing to purchase a special home in one of the most charming villages of Alta Langa, where time seems to pass more slowly and every season offers unique experiences.

DETTAGLI IMMOBILE:

Vicino A:	Centro
Stato Immobile:	Abitabile
Camere:	4
Bagni:	3
Altitudine:	730 m. s.l.m.
Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 3 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Ovest
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	157
Classe Energetica:	G 196.32 kWh/mq anno
Tipo Di Riscaldamento:	Riscaldamento autonomo
Altre Caratteristiche:	Portico, Box auto, Posto auto, Cantina, Balconi, Caminetto, Antifurto
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Bosco
Orientamento Terreno:	Nord
Autostrada:	23 km
Primo Centro Abitato:	150 m
Mare:	56 km
Aeroporto:	117 km
Piste Sci:	43 km

Locali:

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