



Rif: RDN017

Countryside Property with Stunning Views

Euro 149000



Roddino

On the edge of a small hamlet in the municipality of Roddino, in a commanding, sunny position, we offer for sale this semidetached house in need of restoration with a spacious courtyard and surrounding land. The habitable section consists of a sitting room and a kitchenette on the ground floor and three bedrooms, one of them a walk-through room, and a bathroom on the upper floor. On the ground floor a 25 square meter room registered in the cadaster as a cellar, adjacent to the sitting room and easy to connect.

The agricultural section of the farmstead, adjacent to the dwellings, comprises a spacious garage and an equally large former hayloft. Beyond the part of the former house which is not for sale one reaches the most interesting portion of the property boasting the most stunning landscape views which encompass the gentle Langhe hills and the Alps. This section measures 87 square meters and is potentially suitable, on condition that a positive zoning and building decision be obtained from the competent authority, to be converted into habitation. Finally, a small freestanding low-rise shed used as a barbecue and oven rounds off the property. The property's land extends southwards in front of the house and measures 1600 square meters. It contains a level and fenced area of about 500 meters and a sloping part of 1100 sq meters. The land is a perfect location for a pool which would benefit from the exposure and the truly breathtaking views.

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	3
Bagni:	1
Locali:	7
Posizione:	In borgata
Indipendenza Sui Lati:	Su 3 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Est
Grado Di Luminosita:	Normale
Grado Di Silenziosita:	Silenzioso
Utenze:	Acqua, Elettricit�
Numero Di Piani:	2
Superficie Totale Mq:	450 mq

Classe Energetica:	in corso
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Posto auto, Cantina, Balconi
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	1610
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud

