


Rif: SMN010

House with garden in a small hamlet

Euro 90000

 **Somano**

Nestled in a small and quiet hamlet between Somano and Bossolasco, this historic house from the 1800s still preserves the authenticity and character of its time.

The property is arranged over three above-ground floors plus a semi-basement level, where the old cellars are located and open directly onto the large garden where it would be possible to install a swimming pool.

The entrance leads into a charming hallway enhanced by a vaulted ceiling, an architectural detail of great charm that reflects the history and craftsmanship of the period. On the main floor there is a living room, a kitchen, a dining room, one bedroom, and a bathroom.

The upper floor hosts five bedrooms, ideal for those looking for a family home or a property capable of accommodating guests.

The top floor, currently an attic, can partly be converted into living space, for example by creating an additional bedroom with a private bathroom, further enhancing the value of the property.

The structure is in good condition but requires a complete renovation, making it ideal for those who wish to customize every detail while preserving the authentic charm of the original materials, such as terracotta floors and old ceilings.

A perfect solution for those looking for a main residence or a second home in the heart of the Langhe, with the potential to become a charming architectural restoration project.

In addition, for those interested in a tourist investment, a second building is available in the same hamlet, currently used as a B&B, which can be purchased together with the main house: a unique opportunity to start a hospitality business while keeping your private residence independent yet close to the activity.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Camere:	6
Bagni:	1
Posizione:	Isolato

Indipendenza Sui Lati:	Su 4 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:	420
Superficie Abitabile Mq:	240
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Senza riscaldamento
Altre Caratteristiche:	Posto auto, Cantina, Solaio, Caminetto, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	972
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud-est
Autostrada:	27 KM
Primo Centro Abitato:	2 KM
Mare:	69 km
Aeroporto:	113 km
Piste Sci:	47 km
Locali:	12
Numero Di Piani:	3

