

**Rif: MZN064**

## House to renovate in the historic center

**Euro 65000****Murazzano**

In the Langhe area of Piedmont, nestled in the characteristic village of Murazzano, an old house to be renovated with a beautiful panoramic view of the hills and the Alps.

Through the ancient wooden gate you enter the courtyard onto which this and other buildings overlook. The portion for sale is spread over 4 floors and occupies one entire side of the courtyard, with living spaces of just under 30 m<sup>2</sup> per floor and the second floor of the south-facing side, which enjoys the widest and most charming view, of about 50 m<sup>2</sup>, with a balcony running along the entire length of the façade.

Murazzano is one of those villages in the Alta Langa that in recent years has been enjoying considerable success both in tourism and in the real estate market.

This makes the property particularly interesting, as it offers the possibility of creating one or more residential units, also suitable for generating income through the tourist rental market.

### DETTAGLI IMMOBILE:

|                                          |                                         |
|------------------------------------------|-----------------------------------------|
| <b>Vicino A:</b>                         | Centro, Bar                             |
| <b>Stato Immobile:</b>                   | Da ristrutturare                        |
| <b>Camere:</b>                           | 5                                       |
| <b>Bagni:</b>                            | 1                                       |
| <b>Altitudine:</b>                       | 719 m s.l.m.                            |
| <b>Posizione:</b>                        | In centro abitato                       |
| <b>Indipendenza Sui Lati:</b>            | Su 2 lati                               |
| <b>Indipendenza Verticale:</b>           | Non da terra al tetto                   |
| <b>Orientamento Facciata Principale:</b> | Sud                                     |
| <b>Grado Di Luminosità:</b>              | Poco luminoso                           |
| <b>Grado Di Silenziosità:</b>            | Rumoroso                                |
| <b>Utenze:</b>                           | Acqua, Elettricità                      |
| <b>Superficie Totale Mq:</b>             | 172                                     |
| <b>Classe Energetica:</b>                | in corso                                |
| <b>Tipo Di Riscaldamento:</b>            | Senza riscaldamento                     |
| <b>Altre Caratteristiche:</b>            | Balconi, Cortile                        |
| <b>Opportunità Turistiche In Zona:</b>   | Trekking, Mountain-bike, Enogastronomia |

|                              |              |
|------------------------------|--------------|
| <b>Morfologia Terreno:</b>   | Pianeggiante |
| <b>Tipo Di Terreno:</b>      | Bosco        |
| <b>Orientamento Terreno:</b> | Nord         |
| <b>Autostrada:</b>           | 18 km        |
| <b>Mare:</b>                 | 54 km        |
| <b>Aereoporto:</b>           | 105km        |
| <b>Numero Stanze:</b>        | 8            |
| <b>Numero Di Piani:</b>      | 4            |

