Rif: RCG004

Independent House with Barn and 6 Hectares of Land with Alpine Views

Euro 245000

Rocca cigliè

In a small panoramic hamlet, immersed in the tranquility and beauty of nature, lies this property offering breathtaking views of the Alpine arc and the surrounding gentle hills. A place that provides unique daily vistas, where silence and light combine to create an atmosphere of true harmony.

The property includes a house spread over three levels, a large building (barn and storage), and approximately 6 hectares of land, partly adjacent to the house and partly located nearby.

The main living area develops over three floors, connected by a central staircase that separates the different levels:

- **Ground floor:** cellar, hallway (convertible into a bathroom), kitchen, and one room that can be used as a bedroom or living area;
- **First floor:** two bedrooms, bathroom, and panoramic balcony;
- **Second and top floor:** two additional bedrooms and a small balcony with enchanting views.

Next to the house stands a larger building, currently consisting of a covered barn/loft on the upper floor and two spacious storage rooms on the ground floor. Thanks to its structure, this building is perfect for renovation, which could transform it into additional living spaces or independent units for hospitality purposes: rooms, apartments, or a cozy holiday home.

The presence of the land — over 6 hectares — also makes this property ideal not only for those wishing to start a tourism or bed & breakfast activity but also for anyone dreaming of creating an agritourism business or a small farm.

A unique setting where the beauty of the landscape, the tranquility of the location, and the potential of the buildings come together to offer endless possibilities for living, investment, or hospitality, in the heart of nature and with a view that takes your breath away.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Camere:	4
Bagni:	1
Posizione:	In borgata
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Est
Grado Di Luminosita:	Molto luminoso
Grado Di Silenziosita:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	440
Superficie Abitabile Mq:	140
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Senza riscaldamento
Accessibilita:	strada asfaltaa
Altre Caratteristiche:	Portico, Box auto multiplo, Cantina, Fienile, Stalla, Balconi, Cortile
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	59474 mq
Morfologia Terreno:	Ripido
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Est
Autostrada:	13 km
Primo Centro Abitato:	4 km
Mare:	68 km
Aereoporto:	119 km
Locali:	7
Numero Di Piani:	3