


Rif: LGH040

House With Views and Large Garden

Euro 170000



Sale Langhe

In the village of Sale Langhe, just 40 kms from the beaches of the Italian Riviera and the ski slopes of the Maritime Alps, we offer for sale this interesting property with a fenced garden suitable for a pool.

The house enjoys a favorable, sunny location with fine views onto the medieval village of Sale San Giovanni, the peak of the Monviso and the surrounding woods. It is set in an ancient small hamlet in walking distance of the village.

The house is in good condition with a recently repaired roof. The installation of central heating would make the house habitable throughout the year.

The ground floor features a kitchen, a bath and a light room with an exit into the garden, used currently as a store room.

The upper floor is made up of 4 bedrooms, some with an exit onto a balcony, as well as a bathroom. The attic provides additional floorspace which could be used for another bedroom.

A garage, a woodshed and a spacious garden round off the property. It is possible to purchase separately additional land (meadows and woods) adjacent to the property-

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	4
Bagni:	2
Altitudine:	480 m s.l.m
Posizione:	In borgata
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud-ovest
Grado Di Luminosita:	Normale
Grado Di Silenziosita:	Silenzioso
Utenze:	Acqua, Elettricit�, Telefono
Superficie Totale Mq:	250

Superficie Abitabile Mq:	170
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Senza riscaldamento
Accessibilit�:	strada asfaltata
Altre Caratteristiche:	Box auto, Posto auto, Solaio, Pozzo, Giardino
Opportunit� Turistiche In Zona:	Equitazione, Trekking, Mountain-bike
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Est
Autostrada:	5 km
Primo Centro Abitato:	2 km
Mare:	42 km
Aeroporto:	97 km
Numero Stanze:	7
Numero Di Piani:	2

