


Rif: SBB028

Detached house with garden

Euro 250000



San Benedetto Belbo

Located in a quiet residential setting, just a short walk from the center of the small municipality of San Benedetto Belbo, we offer for sale this spacious property arranged over three levels.

On the ground floor there is a large porch leading to the main entrance, where you will find the main staircase and the boiler room with an oil-fired boiler. This level also includes a kitchen with a wood-fired oven, a bathroom, a cellar and a garage.

The main apartment is located on the first floor and stands out for its bright and spacious living room with parquet flooring, featuring access to a panoramic balcony overlooking the surrounding hills. The living area is completed by a large kitchen with pantry, three bedrooms and two bathrooms.

On the third and top floor there is an attic with a panoramic terrace. This space offers great potential and could be converted into an additional residential unit, thus creating a second apartment.

The entire property is surrounded by a flat garden, perfect for creating a barbecue area and enjoying outdoor moments.

Thanks to its size and layout, this property is suitable both as a multi-family home and for those wishing to start a small bed & breakfast business.

DETTAGLI IMMOBILE:

Vicino A:	Centro, Bar
Stato Immobile:	Abitabile
Camere:	3
Bagni:	3
Altitudine:	678 m s.l.m.
Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosita:	Molto luminoso

Grado Di Silenziosita:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	490
Superficie Abitabile Mq:	190
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Con riscaldamento
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Portico, Box auto, Posto auto, Tavernetta, Cantina, Solaio, Balconi, Terrazzo, Forno, Caminetto, Giardino
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	500
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Nord-est
Autostrada:	21 km
Primo Centro Abitato:	300 m
Mare:	54 km
Aereoporto:	119 km
Piste Sci:	58 km
Numero Stanze:	8
Numero Di Piani:	3

