

**Rif: TRM002**

Historic residence with mountain views

Euro 100000**Torre monдови**

In the municipality of Torre Mondovì, in a panoramic and well-exposed location, we offer for sale a large historic property with stunning views over the hills of the Langhe and, on the opposite side, the Maritime Alps.

The property develops over three above-ground levels: two residential floors plus a semi-basement used as cellars and a stable. The building requires renovation but offers excellent potential for restoration and enhancement, thanks to its size, structure, and original architectural elements.

Ground floor: direct access from the street, two rooms, dining room, kitchen, corridor, WC, and storage room. The rooms retain fine period details, including decorated lunettes, ribbed vaults, and barrel vaults. Particularly striking is the pavilion lunette vault above one of the rooms.

First floor: two additional rooms, a kitchen, and a large hayloft of considerable height, currently non-residential, offering interesting possibilities for conversion into living space, subject to building permits.

Semi-basement: cellars and the ancient stable, characterized by full brick vaults and original studded doors, ideal for attractive accessory spaces.

The property also includes a private garden of approximately 4,000 sqm, partly lawned with trees, ensuring privacy and tranquility.

An ideal solution for a renovation project, first or second home, or investment for hospitality use, in a panoramic and private setting.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Camere:	4
Bagni:	1
Altitudine:	670 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 Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	583
Superficie Abitabile Mq:	344
Classe Energetica:	G - 312,15 kWh/mq anno
Tipo Di Riscaldamento:	A legna
Altre Caratteristiche:	Portico, Posto auto, Cantina, Fienile, Balconi, Caminetto, Giardino
Terreno Mq:	4109
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud-ovest
Autostrada:	19 km
Primo Centro Abitato:	3 km
Mare:	64 km
Stazione Treni:	16 km
Piste Sci:	19 km
Locali:	10
Numero Di Piani:	3

