



**Rif: MLL001**

## Holiday Rental Property in Commanding Position

Euro 295000



A peaceful oasis in the heart of the Varaita valley – a charming, restored country house in the locality of Melle (Cuneo province)

At an altitude of 1100 meters above sea level, surrounded by the pristine greenery of the Varaita Valley, we offer for sale a fabulous restored country estate currently run as a holiday rental business. A privileged location where pure mountain air and undisturbed silence mark every day.

The property is located in the municipality of Melle, a characteristic Alpine village in the province of Cuneo, known for its stone houses, its stunning landscape vistas and for being called one of the “Pearls of the Alps”. Steeped in history and traditional Occitan customs, Melle is set in a valley that offers an infinite variety of all-year leisure activities from hiking, excursions, different outdoor sports. The property

The country house is reached on a panoramic road through the woods which lets you savor from the very start the unique beauty of the Alpine setting. Reaching the country house, you are surrounded by a lushly green valley and an atmosphere of absolute tranquility.

The perfectly restored main house embodies the local architectural tradition and spreads over several levels and features: 4 bedrooms well-appointed and finely decorated bedrooms, 5 modern bathrooms, 3 completely equipped kitchens, well suited for a hospitality business. Furthermore, a garage, a canopy to store agricultural equipment and garden tools and a traditional wood oven.

Adding to the property’s unique charm there is a restored “carriage” placed in the green outdoors.

The outdoors

An approximately 1-hectare private park, completely enclosed, is a true gem: it comprises a vegetable garden, fruit trees, a relaxation area, a barbecue for pleasant get-togethers and a fabulous terrace with wide-ranging views onto the Cottian Alps with the unmistakable peak of the Monviso.

A unique opportunity

This exclusive property will suit likewise clients wishing to manage a promising hospitality business in a privileged location and those looking for a private residence in the quiet, pristine natural surroundings of the mountains of Piemonte.

### DETTAGLI IMMOBILE:

|                        |           |
|------------------------|-----------|
| <b>Stato Immobile:</b> | Abitabile |
| <b>Camere:</b>         | 4         |
| <b>Bagni:</b>          | 5         |
| <b>Posizione:</b>      | Isolato   |

|                                          |                                                        |
|------------------------------------------|--------------------------------------------------------|
| <b>Indipendenza Sui Lati:</b>            | Su 4 lati                                              |
| <b>Indipendenza Verticale:</b>           | Da terra al tetto                                      |
| <b>Orientamento Facciata Principale:</b> | Sud                                                    |
| <b>Grado Di Luminosità:</b>              | Molto luminoso                                         |
| <b>Grado Di Silenziosità:</b>            | Silenzioso                                             |
| <b>Utenze:</b>                           | Acqua, Elettricità                                     |
| <b>Superficie Totale Mq:</b>             | 250 mq                                                 |
| <b>Classe Energetica:</b>                | in corso                                               |
| <b>Tipo Di Riscaldamento:</b>            | Senza riscaldamento                                    |
| <b>Altre Caratteristiche:</b>            | Posto auto, Cantina, Balconi, Cortile, Forno, Giardino |
| <b>Opportunità Turistiche In Zona:</b>   | Trekking, Mountain-bike, Enogastronomia                |
| <b>Terreno Mq:</b>                       | 10093                                                  |
| <b>Morfologia Terreno:</b>               | Collinoso                                              |
| <b>Tipo Di Terreno:</b>                  | Terreno generico                                       |
| <b>Orientamento Terreno:</b>             | Sud                                                    |
| <b>Locali:</b>                           | 9                                                      |
| <b>Numero Di Piani:</b>                  | 2                                                      |

