



Rif: LQT006

Farmhouse with Restaurant Business and Views over the Langhe

Euro 380000



Lequio Tanaro

In a strategic and well-trafficked location, this farmhouse enjoys beautiful views: on one side the rolling hills of the Langhe, on the other the Alpine arc. An ideal setting both for those seeking a residence in an authentic context and for those looking to start or continue a business.

Currently, the property hosts a restaurant with a genuine and welcoming atmosphere, offering guests an authentic experience. The property also includes a residential portion that requires some refreshing. On the **ground floor**, there is a kitchen and living area; on the **first floor**, two bedrooms, a balcony, hallway, and bathroom. On the same level, there is a large attic with sufficient height to convert into additional living space, either to expand the existing area or to create an independent apartment.

The restaurant accommodates up to 120 guests and is equipped with a fully functional kitchen, pantry, two storage rooms—one currently used as a fresh pasta workshop—and customer facilities. The outdoor space is pleasant and functional; during the warmer months, it hosts a terrace (dehor) that enhances the restaurant's offering.

The property also includes a large storage room and over 3,000 sqm of land. The mostly flat terrain allows for the installation of a swimming pool, an additional feature that would further increase appeal to guests.

Thanks to its features, this property is ideal not only as a restaurant but also as an opportunity to develop a small B&B, combining hospitality and dining in a highly charming setting.

DETTAGLI IMMOBILE:

Stato Immobile:	Parzialmente ristrutturato
Camere:	2
Bagni:	2
Locali:	10
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso

Grado Di Silenziosita:	Silenzioso
Utenze:	Acqua, Elettricit�, Gas
Numero Di Piani:	2
Superficie Totale Mq:	410
Superficie Abitabile Mq:	130
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Con riscaldamento
Accessibilita:	strada asfaltata
Altre Caratteristiche:	Portico, Posto auto, Balconi, Cortile, Giardino
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	6310
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud
Autostrada:	9 km
Primo Centro Abitato:	1,7 km
Mare:	88 km
Aeroporto:	170 km
Piste Sci:	59 km

