

**Rif: BVG010**

Farmhouse with to 3 Hectares of Land, Truffle Growing Woodland and a Small Attached Chapel

Euro 150000**Bene Vagienna**

In a peaceful location in the countryside between the South Piemontese localities of Lequio Tanaro and Bene Vagienna, this substantial country house offers enchanting views of the nearby hills of the Langhe to the East and the Alpine crescent to the West. The property includes about 3 hectares of land in a single plot, ensuring perfect privacy and tranquility.

While the house itself is in excellent structural condition, the property exhibits two additional noteworthy features: one is an adjacent ancient chapel which may have been used by local farmers to give thanks for the harvest and adds a historic dimension to the property. The other feature is a truffle growing grove within the 3-hectare land holding, a rare bonus for nature lovers and gourmets.

The country house spreads over two floors and offers abundant living space. On the ground floor we find a welcoming living room, two cellars perfectly suited for storing local wines and produce, a store room, a spacious kitchen and a bathroom. On its first floor the house features five bedrooms, perfect for a large family or to accommodate guests and three store rooms which can be put to different uses. A balcony is a privileged spot from which to admire the enchanting landscape views.

Adjacent to the habitable section of the house there is are stables with a hayloft and a beautiful portico. This covered area can be used for al fresco dining or simply to relax and take in the pleasant countryside views. The portico's traditional architecture adds to the property's genuine character and atmosphere.

We consider this property to have incredible potential as a countryside holiday home which thanks to its size can double successfully as a hospitality business.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Camere:	5
Bagni:	2
Altitudine:	350 m s.l.m.
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 Silenziosità:	Silenzioso

Utenze:	Acqua, Elettricità
Superficie Abitabile Mq:	656
Classe Energetica:	F 211, 15kWh/mq anno
Tipo Di Riscaldamento:	Senza riscaldamento
Accessibilità:	strada sterrata
Altre Caratteristiche:	Posto auto, Cantina, Solaio, Fienile, Stalla, Balconi, Cortile, Caminetto, Pozzo, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	29328 mq
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud-est
Numero Stanze:	15
Numero Di Piani:	2

