


Rif: BSA005

Farmhouse with Haybarn and Land in a Peaceful Location

Euro 65000



Bosia

Bosia is a distinctive Langhe village just 20 minutes from **Alba**. In a peaceful position with views across the surrounding hills, we offer for sale this rural property which is made up of two freestanding buildings and a 2500 square meter parcel of land. A property which combines historic charm, ample space and a noteworthy potential.

The **main farmhouse**, extending over three floors, maintains the charm of ancient farm houses with many original architectural features still present and adding to the house's atmosphere. The houses are in need of comprehensive restoration while the traditional features like the *cotto* floors and stone walls make it easy to imagine a modern dwelling with a historic soul.

The main house features:

- **Ground floor:** entrance hall. Two spacious rooms, one opening directly onto a sweeping 150 square-meter terrace from where to admire the green landscape and enjoy convivial get-togethers. An external bathroom rounds off this floor;
- **First Floor:** three spacious bedrooms and a hall overlooking the inner courtyard.
- **Basement:** a spacious porch, a large cellar perfect suited for wine lovers and three store rooms suitable to be transformed into additional living space, a hobby room or a workshop.

The second building is a traditional stable and haybarn and offers many possibilities for its transformation. It can be turned into another self-contained habitation or into holiday rental units, thus taking advantage of the Langhe's growing popularity as tourist destination.

It is a perfect property for those who are looking for either a main residence or a holiday home surrounded by greenery but also for those wishing to launch a holiday rental operation while living in one of the most picturesque spots of the prized Langhe hills.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Camere:	3
Bagni:	1
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 Totale Mq:	530
Superficie Abitabile Mq:	150
Classe Energetica:	G 268 kWh/m² anno
Tipo Di Riscaldamento:	Senza riscaldamento
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Portico, Posto auto, Cantina, Fienile, Stalla, Terrazzo, Cortile, Caminetto, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	2757 mq
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
Autostrada:	25 km
Primo Centro Abitato:	1 km
Mare:	70 km
Aeroporto:	120 km
Numero Stanze:	8
Numero Di Piani:	2

