Rif: CLV025

Delightful Country House with a Garden and Panoramic Vistas onto the Alps and Surrounding Hills

Euro 185000

Clavesana

In a picturesque hamlet in the municipality of Clavesana, surrounded by the peaceful scenery of the Langhe hills and boasting breathtaking landscape views, we offer for sale a delightful country house with over 6000 square meters of adjoining land.
The property is distinguished by the genuine ambience of a Piemontese farmstead.
Entering the property through the main gate one is immediately taken in by the charm of its location with unique vistas encompassing the Tanaro valley, the Alps and the gentle surrounding hills.
The property´s habitable section spreads over two floors:
– Ground Floor: a homely live-in kitchen, a living room embellished by a distinctive stove and a versatile study room with an exposed brick ceiling;
– First Floor: two bedrooms opening onto a balcony, a walk-in closet used simultaneously as a changing room and a spacious bathroom divided into two distinct areas, one a water closet and laundry, the other containing a shower and two washbasins.
The living room is connected with the former stable with above it a hayloft. The stable has been converted into a spacious store room with a wood oven for baking bread and pizza, while the hayloft has become a pleasant covered terrace for outdoor relaxation.
The carefully designed and kept garden is one of the property´s strong points. It is equipped with an outdoor shower much appreciated on hot summer days after having worked tending the flower beds and lawn.
This property maintains the genuine charm of a Langhe country house with its vaulted brick ceilings, cotto tiled floors and manifold other features that embody century-old traditions.
This is a perfect holiday home but may equally well be used as a principal residence. The presence of additional space that can be used to expand the existing habitation opens different possibilities for shaping a unique, distinctive home. A special place that speaks of the magic of the Langhe hills, for anyone looking for a home with its unmistakable character and unforgettable views.

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	3
Bagni:	1
Posizione:	In borgata
Indipendenza Sui Lati:	Su 2 lati
Indipendenza Verticale:	Da terra al tetto

Orientamento Facciata Principale:	Ovest
Grado Di Luminosita:	Normale
Grado Di Silenziosita:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	220 mq
Classe Energetica:	in corso
Tipo Di Riscaldamento:	A legna
Altre Caratteristiche:	Portico, Posto auto, Cantina, Balconi, Forno, Caminetto, Pozzo, Giardino
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	6458 mq
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Ovest
Locali:	4