

**Rif: DEG001**

Country House with Panoramic Views and 8 Hectares of Land

Euro 180000**Dego**

If you are looking for peace and quiet in the countryside, this property is the right choice.

We are a few minutes by car from the hills of the Piemontese High Langhe, half way between the nature reserves of Piana Crixia and Adelasia, in the municipality of Dego.

A group of three buildings is enclosed by 8 hectares of land in a single plot and surrounded by gentle hills.

The ancient farmhouse with stone walls, going back to the early 1900's, spreads over two floors above ground. The ground floor features a kitchen, a sitting room and, in the rural section, a stable.

The upper floor contains the sleeping area with two bedrooms, a bathroom and a hall. The house exhibits a whole range of traditional features of local farmhouses like the wooden doors and wooden shutters.

The outdoor area offers a lot of possibilities thanks to its mostly gentle inclines. There are many suitable spots where a pool can be built, if desired.

Besides the habitable section there are two outbuildings, one used as a wood deposit, the other as a spacious warehouse.

The house is provided with electrical and water connections. There are also spring water wells on the grounds.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Camere:	2
Bagni:	1
Altitudine:	524 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 Totale Mq:	389
Superficie Abitabile Mq:	139

Classe Energetica:	in corso
Tipo Di Riscaldamento:	Con riscaldamento
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Portico, Posto auto, Cantina, Fienile, Stalla, Balconi, Pozzo, Giardino, Orto, Sorgente
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	83355
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
Autostrada:	28 km
Primo Centro Abitato:	8 km
Mare:	39 km
Aereoporto:	84 km
Numero Stanze:	4
Numero Di Piani:	2

