



Rif: BVC001

Authentic Farmhouse in Alta Langa with 10 Hectares of Land

Euro 360000



Bonvicino

Nestled between Murazzano and Bossolasco, in a peaceful and verdant valley, this spacious traditional Piedmont farmhouse is offered for sale with more than 10 hectares of contiguous land. It is an ideal opportunity for anyone wishing to establish an agricultural business, livestock farm, or simply embrace a lifestyle immersed in nature while benefiting from extensive existing outbuildings.

The Land (Over 10 Hectares)

The land extends directly around the buildings. Approximately 6 hectares consist of pasture and arable fields with gentle slopes, making cultivation straightforward. The remaining area is woodland located nearby.

The Four Buildings (Arranged Around a Central Courtyard)

The property offers an excellent structural foundation, with all roofs having been recently renovated.

- **The Main House:** Spread over three floors, the building is structurally sound but requires complete interior renovation. The ground floor includes cellar and woodshed spaces, while the upper floors accommodate the living quarters with kitchen, living room, laundry room, two bedrooms, and bathroom.
- **The Historic Barn and Hayloft:** The highlight of the estate. This charming structure features original exposed Alta Langa stone masonry, a double-truss roof, and an impressive series of arches on the upper level.
- **The Storage Building:** Houses the former wine cellar, a garage, and two large open storage areas on the first floor.
- **The Modern Building:** A recently constructed open-plan structure with excellent ceiling height, ideal for housing agricultural machinery or creating a processing workshop.

Setting, Privacy and Surroundings

The farmhouse enjoys a mid-hillside position on the south-west facing slope, benefiting from excellent sun exposure. The property is conveniently accessed via a private paved road.

A neighbouring working farm specialising in hazelnut cultivation is located nearby and is also visible in the photographs. Its presence does not compromise the privacy of the estate; rather, it is an advantage for buyers who prefer a well-maintained rural environment without complete isolation.

The property is located 8 km from Murazzano and 8 km from Dogliani, perfectly balancing convenient

access to services with the tranquillity of the most authentic part of the Langhe region.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Camere:	2
Bagni:	1
Altitudine:	550 mt s.l.m.
Posizione:	In borgata
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Molto silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	730
Superficie Abitabile Mq:	215
Tipo Di Riscaldamento:	Senza riscaldamento
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Portico, Box auto, Cantina, Fienile, Stalla, Balconi, Cortile, Orto
Opportunità Turistiche In Zona:	Equitazione, Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	102000
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud-ovest
Primo Centro Abitato:	8 km Murazzano - 2 Km Bonvicino
Locali:	7
Numero Di Piani:	3

