


Rif: CVZ012

Large farmhouse with land and natural spring

Euro 195000



Cravanzana

Among the gentle hills of the Alta Langa, surrounded by hazelnut groves, woods and beautiful panoramic views, we offer for sale a spacious farmhouse with the typical "L" shape that embodies the authentic style of traditional Piedmontese rural homes.

We are located in Cravanzana, a small village in the province of Cuneo, known as an unspoiled corner of the Alta Langa where life flows slowly among ancient traditions, genuine flavors and landscapes that tell stories from another time. This area is famous for the production of the *Tonda Gentile delle Langhe* hazelnut, one of the most prized varieties in the world, and for being part of the landscape and cultural heritage recognized by UNESCO.

The property extends over more than 5,000 sqm of land in a single plot, perfect for those seeking privacy, space and close contact with nature. The farmhouse consists of two residential units:

The first portion, already habitable, is arranged over three levels with a large kitchen, living room and bathroom on the ground floor; two bedrooms with balcony access and a second bathroom on the first floor; and a cellar in the semi-basement.

The second portion, in need of renovation, offers on the ground floor a bedroom, kitchen and living room, while the first floor features three spacious bedrooms with balcony and a bathroom.

Completing the property, the longer wing of the building includes storage rooms, warehouses and a large hayloft, which offers incredible potential to be transformed into additional living space or rooms dedicated to a tourist or hospitality activity, such as an agriturismo, a B&B or a charming residence in the heart of the Langhe.

An additional valuable feature is the presence of a private natural spring, an increasingly rare and precious element.

Thanks to its panoramic position, generous spaces and authentic charm, this property is perfect for those wishing to invest in a life project or hospitality venture in the heart of one of the most fascinating areas of Piedmont, among the hills that inspired writers such as Cesare Pavese and Beppe Fenoglio.

Alta Langa: nature, tradition and potential to be experienced every day.

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	4
Bagni:	3
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:	640 mq
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Senza riscaldamento
Altre Caratteristiche:	Portico, Box auto, Posto auto, Cantina, Fienile, Stalla, Balconi, Cortile, Pozzo, Giardino, Nocciolo
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	5339
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
Locali:	16
Numero Di Piani:	2

