


Rif: MZN065

Large Farmhouse Surrounded by Greenery with Extensive Land

Euro 590000

Murazzano

For those seeking a typical Langa farmhouse immersed in the pristine nature and biodiversity of the Alta Langa, we offer for sale this remarkable property. Boasting a large surface area and surrounded by 13 hectares of land, the property is reached via a 700-meter private gravel road that leads to a clearing where the four buildings stand in a line.

The first building is a rustic cottage currently housing an apartment with a living area, bathroom, and bedroom, overlooking a 30-sqm covered terrace and a matching porch below. The second block is the original residential part, featuring a kitchen, dining room, living room, bathroom, laundry, and storage room, plus a cellar in the basement. The first floor offers 4 bedrooms and 3 bathrooms. The third building once housed the stables and barn; these have been converted into a large salon for social gatherings and a covered terrace serving a charming studio apartment with independent access. The final block, detached and facing the fields, is a large double-height porch suitable for agricultural use or as stables.

The renovation, completed a few years ago, was conservative and followed two distinct approaches. In the three residential sections, it included the roof, floors, systems, and building envelope; only the heating system remains to be installed. In the remaining areas, the work was more minimal, preserving the original volumes and intended use while making them functional as living spaces through interior decor. There is the possibility to request a change of use for these spaces.

The property's land, mostly in a single block, extends over 13 hectares, divided into 3.9 hectares of woodland and 9.2 hectares of meadow. This represents an exciting opportunity for an agricultural business, horse breeding, or a tourism project—perhaps a "bio-park"—given its proximity to the "Sorgenti del Belbo," the only protected nature reserve in the Langhe.

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	6
Bagni:	7
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Ovest

Grado Di Luminosita:	Normale
Grado Di Silenziosita:	Molto silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	850
Classe Energetica:	in corso
Tipo Di Riscaldamento:	A legna
Altre Caratteristiche:	Portico, Posto auto, Cantina, Fienile, Balconi, Terrazzo, Cortile, Caminetto, Giardino
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	131.36
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Ovest
Autostrada:	16 km
Mare:	56 kn
Aereoporto:	116 km
Locali:	12

