

**Rif: SBB030**

Stone farmhouse in Langa stone with land – excellent value for money

Euro 465000**San Benedetto Belbo**

Located in the green and unspoilt Belbo Valley, an oasis of biodiversity characterised mainly by meadows and cool woodlands following the course of the stream, we are pleased to offer for sale this farmhouse offering excellent value for money.

The property is surrounded by 17,000 sqm of land consisting of permanent meadow and woodland, plus a further 17,000 sqm of pasture and woodland located approximately two kilometres away, within the same municipality.

The house was newly built in the late 1990s, and all the external walls are made of reclaimed Langa stone laid using dry-stone construction techniques.

The property is arranged over two floors. The upper floor (ground level on the uphill side and first floor on the downhill side) comprises the living accommodation: entrance hall, large double living room, eat-in kitchen, pantry, laundry room, four bedrooms and two bathrooms. All rooms have direct access to either the balcony or the large covered terrace. Heating is underfloor, powered by LPG.

On the lower floor, which has the same surface area as the upper floor, there are rooms that were used until a few years ago as a workshop for the production of organic honey, as well as storage rooms and a cellar.

If required, this floor could be converted into residential accommodation, creating a second independent unit. Access is via a municipal paved road leading directly to the entrance of the property.

The gently sloping land could accommodate a swimming pool. The permanent mixed-species meadows are home to a great variety of flowers, making it possible to resume beekeeping and potentially integrate it into a tourist accommodation business.

The charming village of San Benedetto Belbo, with its lake and museum dedicated to Beppe Fenoglio, is approximately 2 km away and is the starting point for numerous nature trekking routes.

Nearby is also the only nature reserve in the Langhe, the Riserva Naturale delle Sorgenti del Belbo, protecting the springs and surrounding natural landscape.

DETTAGLI IMMOBILE:

Anno Di Costruzione:**1998**

Stato Immobile:	Abitabile
Bagni:	2
Altitudine:	550 mt s.l.m.
Posizione:	Vicino a centro abitato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud-ovest
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Molto silenzioso
Utenze:	Acqua, Elettricità, Gas, Telefono
Materiali Di Facciata:	pietra di langa
Superficie Totale Mq:	400
Superficie Abitabile Mq:	205
Classe Energetica:	F
Tipo Di Riscaldamento:	A gas
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Box auto, Posto auto, Tavernetta, Cantina, Balconi, Terrazzo, Cortile, Giardino, Torrente
Terreno Mq:	34.776
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud-ovest
Autostrada:	30 Km MILLESIMO
Primo Centro Abitato:	2 Km SAN BENEDETTO BELBO
Mare:	58 Km SAVONA
Aeroporto:	103 Km GENOVA
Stazione Treni:	20 Km Ceva
Piste Sci:	54 Km MONDOLE' SKI
Locali:	8
Numero Di Piani:	2

