

**Rif: ROA002****Country house with panoramic view****Euro 200000****Roascio**

This spacious farmhouse with a beautiful panoramic view of the surrounding hills is located in the municipality of Roascio, a very small municipality close to Ceva. Structurally, this building is in good condition: it was built in 1976. Next to the house and the large barn there is also a small building that is registered as a storage facility but which could very well be used as a garage.

The building has two floors. On the ground floor there is a hallway, a kitchen, a living room and a toilet. A staircase leads to the first floor where there are four bedrooms, a bathroom and a balcony. Behind the living room and the kitchen on the ground floor there are two rooms that are now registered as a cellar and storage area. These two rooms could be added to the rest of the house as living space.

Adjacent to this part of the house is a very large barn, which could possibly be converted into additional living space. Given the consistency of this barn and the panoramic position of the entire house, we believe that this could be an ideal solution for those who would like to start a tourist business or B&B.

The house stands on a yard of approximately 2000 square meters. If desired, more land can be purchased together with the house.

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	4
Bagni:	2
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:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	380
Superficie Abitabile Mq:	200
Classe Energetica:	F 310.64 kWh/mq anno

Tipo Di Riscaldamento:	A legna
Altre Caratteristiche:	Box auto, Posto auto, Cantina, Fienile, Stalla, Balconi, Cortile, Giardino
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	2000
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud
Autostrada:	7 km
Primo Centro Abitato:	6 km
Mare:	53 km
Aereoporto:	134 km
Piste Sci:	39 km
Numero Stanze:	10
Numero Di Piani:	2

