

**Rif: CRR007**

Country house with land and panoramic view

Euro 245000**Carrù**

Ancient farmhouse partially renovated with a beautiful panoramic view over the Langhe and approximately 4,800 sqm of gently sloping land.

The farmhouse features traditional architectural characteristics and typical materials of Piedmontese rural architecture.

The overall structure of the building is in good condition.

Inside, two apartments have been renovated: one on the ground floor and one on the first floor. Each consists of a living area with kitchen and lounge, a large bedroom, and a bathroom.

The renovation was carried out with the utmost respect for and enhancement of the original architectural elements. The rooms are very spacious, high-ceilinged, and bright.

The quality of the materials, the renovation work, and the building systems make the property suitable also as a primary residence.

On the first floor, next to the apartment, there are two bays of the former hayloft, now used as covered terraces but convertible into additional living space.

The roof height allows for the creation of an equivalent living area on the upper floor.

On the semi-basement level, there is the former stable with beautiful, well-preserved vaulted ceilings, as well as several service rooms.

The land, entirely adjacent to the building, allows for the creation of a vegetable garden, orchard, or the installation of a swimming pool.

An ideal property also for the development of multiple units, suitable for multi-family use or for generating income through tourist rentals.

Strategically located less than 5 km from the Carrù (A6) motorway exit; in under 1 hour you can reach both the Ligurian Riviera and the ski slopes of the Maritime Alps.

Excellent value for money!

DETTAGLI IMMOBILE:

Stato Immobile:**Abitabile**

Camere:	2
Bagni:	2
Altitudine:	363
Posizione:	Vicino a centro abitato
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:	615
Superficie Abitabile Mq:	190
Classe Energetica:	in corso
Tipo Di Riscaldamento:	A gasolio
Altre Caratteristiche:	Portico, Cantina, Fienile, Stalla, Balconi, Cortile, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	4777
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud
Autostrada:	4,6 km
Primo Centro Abitato:	4,3 km
Mare:	70 km
Aeroporto:	94 km
Piste Sci:	31 km
Numero Stanze:	12
Numero Di Piani:	3

