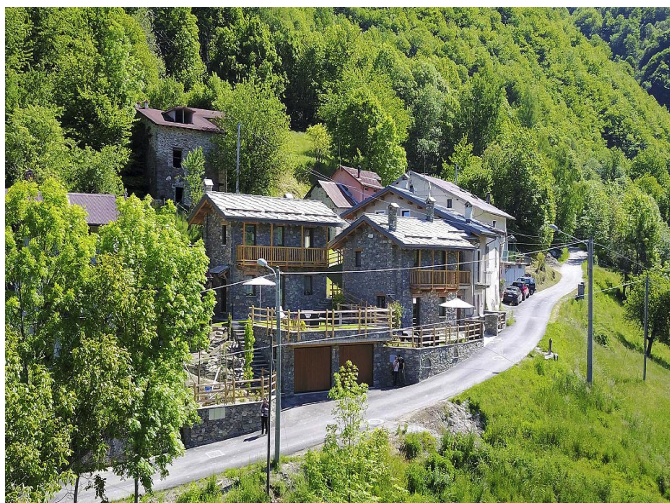



Rif: RBR001

Exclusive charming chalet complex in Val Corsaglia – Piedmont

Euro 750000



Roburent

In the authentic heart of southern Piedmont, in Val Corsaglia, at 1,100 meters above sea level in the picturesque village of Pra´ di Roburent, we offer for sale an elegant complex of three beautiful independent chalets, immersed in a unique and unspoiled natural setting.

Overlooking the majestic Alpine peaks marking the border with Liguria, between Pizzo d´Ormea and Monte Mongioie, the Chalets Mongioie enjoy a privileged position with breathtaking panoramic views over a quiet and authentic valley, where nature takes center stage.

A natural oasis all year round

The area, part of the G.A.L. Mongioie territory, is characterized by chestnut, beech, and rhododendron forests, the scent of wild herbs, and wide plateaus crossed by the Corsaglia river.

The region offers numerous activities: trekking, MTB, horse riding, fishing, clay pigeon shooting, as well as ski resorts and routes for ski touring and snowshoeing, perfect for enjoying the mountains in every season.

The property complex

Built in 2017 with artisanal care, the chalets combine wood and natural stone, offering a modern interpretation of traditional Alpine style. Warm, welcoming, and bright interiors are enhanced by exposed beams, stone fireplaces, and stunning panoramic views.

- ? Three independent chalets
- ? Energy class B
- ? Wi-Fi and TV in each unit
- ? Private gardens and panoramic terraces
- ? High-quality finishes

Chalet “Artusin” – 70 sqm (4–6 guests)

Two levels with spacious open-plan living area, equipped kitchen, dining area, living room with fireplace, and private garden with stunning valley views.

Upstairs: two bedrooms, bathroom, and panoramic balcony.

Chalet “Bruiero” – 75 sqm (4–6 guests)

Cozy and refined, featuring a living area with kitchen, dining room with fireplace, and garden access.

Upstairs: large open-plan sleeping area with double bed and single beds, bathroom, and panoramic balcony.

Chalet "Bossou" – 110 sqm (4–6 guests)

The largest unit includes dining area with kitchen, elegant living room with fireplace, double bedroom, and bathroom.

Outside: covered terrace with panoramic valley views.

Upstairs: cozy sleeping area with exposed beams.

A unique investment

? Guaranteed annual return of 5%

? Established tourist accommodation business

? Approx. €45,000 annual profit

? Ready to use or immediately rentable

A place for the soul

Here, time slows down, silence restores, and the landscape enchants in every season.

An ideal property both as an investment and as an exclusive retreat for those seeking authentic mountain living.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	6
Bagni:	3
Posizione:	In borgata
Indipendenza Sui Lati:	Su 1 lato
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Materiali Di Facciata:	pietra
Superficie Totale Mq:	660
Classe Energetica:	B
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Box auto, Posto auto, Balconi, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Nord
Numero Di Piani:	2

