



Rif: MZN067

Two Charming Cottages with 1 ha of Land, with Mountain Views – Langhe

Euro 490000



Murazzano

A Charming Retreat Between the Langhe Hills and the Alps

Just a short walk from the town center, immersed in the most authentic tranquility and surrounded by meadows, open skies, and breathtaking views, this property offers a rare and precious lifestyle. Here, you can easily walk into town for a coffee or a stroll and return, in just a few minutes, to the serenity of your own corner of paradise. A home that combines the charm of stone, the beauty of nature, and the comfort of modernity, in a private yet never isolated location.

Two Buildings, Endless Possibilities

The property comprises:

- A refined stone residence, welcoming and full of character.
- A rustic building with a barn, currently used as storage, which offers extraordinary potential for renovation: a second independent home, a romantic guest house, or an atmospheric hospitality business.

The two buildings are connected by a large porch, partly enclosed as a veranda and partly open, which serves as the true heart of outdoor living. A convivial space to share summer lunches, read a book at sunset, or simply let yourself be enveloped by the silence of the countryside.

The land of approximately one hectare offers ample space for relaxation and accommodates the addition of a panoramic swimming pool, with views stretching from the Langhe hills to the Alpine arc. Thanks to its layout and privileged position, the property is also perfectly suited for creating an exclusive, charming B&B that seamlessly blends authenticity, landscape, and high-quality hospitality.

The Main House

Ground Floor

- Bright living room with dining and relaxation areas.
- Eat-in kitchen, cozy and functional.
- Study, easily convertible into a guest bedroom.
- Bathroom with shower.

First Floor

- Two romantic bedrooms with exposed wooden beams and an enchanting attic atmosphere, recalling the charm of alpine dwellings.

Basement

- Large cellar, ideal for wine storage, preserves, and tastings.
- Utility room with boiler.

The Rustic Building: A Guest House to Imagine

The rustic building, measuring approximately 70 sqm plus the barn area, features a covered patio and three additional utility rooms. A property rich in potential, ready to be transformed into a second independent living unit, a dedicated space for guests, a summer lounge, or a small accommodation facility nestled in greenery. The splendid views over the Langhe and the Alps further enhance its distinct charm.

Contemporary Comfort

While preserving all its authenticity, the house offers modern features that guarantee efficiency and comfort:

- Condensing boiler.
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Thermal cooker (wood-burning cooker/stove) with a thermal storage system.

- Triple-glazed PVC windows and doors installed in 2024.
- Recently crafted shutters and security gates.
- Rainwater harvesting tank.
- Energy Class D.

Garden, Nature, and Landscape

The garden and surrounding land, extending over approximately 8,500 sqm, create an oasis of absolute privacy and tranquility. The excellent sun exposure allows you to enjoy sunlight throughout the entire day, offering the ideal setting for a vegetable garden, an orchard, relaxation areas surrounded by greenery, or a stunning panoramic swimming pool. From every corner of the property, the eye opens to an extraordinary landscape of rolling hills, vineyards, and Alpine profiles that shift in color with the changing seasons.

A Different Way of Living

Living here means rediscovering the pleasure of simple things: the silence of the countryside, open horizons, the golden light of the sunset over the Alps, and the first rosy shades of dawn on the hills. This is a house that offers not just space, but emotions. A place where time slows down, nature becomes part of daily life, and every day brings the flavor of a mini-vacation.

Distances

- **Bene Vagienna:** town center within walking distance
- **Alba:** 35 km
- **Barolo:** 32 km
- **Ligurian Sea:** 56 km

A unique property, ideal as a private residence or as an elegant hospitality business in the heart of the Langhe, boasting ample space, extraordinary views, and the potential to build a swimming pool surrounded by nature.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1966
Stato Immobile:	Ristrutturato
Camere:	2
Bagni:	1
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:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	175 mq
Superficie Abitabile Mq:	105
Classe Energetica:	D 165, 02 kWh/mq
Tipo Di Riscaldamento:	Senza riscaldamento
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Portico, Posto auto, Cantina, Fienile, Stalla, Cortile, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	8500
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud-ovest
Autostrada:	21 km
Primo Centro Abitato:	1,3 km
Mare:	56 km
Aereoporto:	116 km
Piste Sci:	53 km
Locali:	7
Numero Di Piani:	2

