


Rif: CML024

Detached house with panoramic views and over 1 ha of land

Euro 250000



Cortemilia, one of the most important towns in the Langhe, has always been considered the Capital of the Hazelnut, a fruit from which it has received great fame throughout the world. The core of the town consists of medieval dwellings full of arcades, and the Bormida River divides the town into two neighborhoods.

The landscape surrounding Cortemilia is characterized by typical terracing, a solution that was adopted by man in past centuries in order to make the bristling hills surrounding the town cultivable. These strips of land are made flat by walls of dry-laid Langa stone that are an important testimony to the ingenuity and wisdom of ancient societies.

Just above the promontory of Monteoliveto, an Ecomuseum for the conservation of traditional knowledge and biodiversity, home of the Slow Food **Dolcetto dei Terrazzamenti** Presidium, we offer this lovely detached house with over 1 ha of land.

Access to the property is via a private road.

On the ground floor there is an entrance hall, dining room with kitchenette, living room with fireplace, bathroom, bedroom and a beautiful terrace from which there is a panoramic view of the surrounding hills and the town.

On the second floor are two additional bedrooms and a bathroom.

Of note is the beautiful Florentine terracotta floor present throughout the living area.

Also in the basement is the garage, heating plant and a storage room.

The property is in excellent structural condition and thanks to a crawl space and the fact that it is elevated make it healthy and moisture-free.

We believe that the property is interesting both for those who want to live it as a first home and for those who want to use it as a vacation home in the Langhe.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1983
Stato Immobile:	Habitable
Camere:	3
Bagni:	2
Altitudine:	418 m a.s.l.
Posizione:	Isolated
Indipendenza Sui Lati:	On 4 sides
Indipendenza Verticale:	Ground to roof

Orientamento Facciata Principale:	Southwest
Grado Di Luminosità:	Very bright
Grado Di Silenziosità:	Silent
Utenze:	Phone, Water, Electricity
Superficie Totale Mq:	270 square meters
Superficie Abitabile Mq:	157
Classe Energetica:	in progress
Tipo Di Riscaldamento:	Diesel fuel
Accessibilità:	dirt road
Altre Caratteristiche:	Garden, Fireplace, Courtyard, Balconies, Winery, Parking space, Box car
Opportunità Turistiche In Zona:	Food and wine, Mountain-bike, Trekking, Riding
Terreno Mq:	13703
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Generic terrain
Orientamento Terreno:	Southwest
Autostrada:	30 km
Primo Centro Abitato:	2.7 km
Mare:	59 km
Aeroporto:	142 km
Numero Stanze:	8

