

**Rif: CLV022****Farmhouse in hamlet with land and porch convertible to dwelling****Euro 65000**

clavesana

In a small hamlet, property consisting of semi-detached farmhouse currently used as a vacation home in the summer period elevated on two levels and porch convertible into independent dwelling.

The part of the farmstead consists of kitchen, living room, bathroom, bedroom and cellar on the ground floor, and 4 bedrooms and balcony on the second floor.

A few meters from the farmhouse is a gate that gives access to the property's land, which is currently a lawn with some fruit trees, on which there is a two-level porch of about 90 square meters that could be converted into a detached dwelling.

The porch and grounds portion overlooks the alpine arc, the surrounding hills and the plain.

Ideal solutions for two families or for a family who wants to set up a small tourist/receptive activity

**DETTAGLI IMMOBILE:**

|                                          |                                                |
|------------------------------------------|------------------------------------------------|
| <b>Stato Immobile:</b>                   | For renovation                                 |
| <b>Camere:</b>                           | 5                                              |
| <b>Bagni:</b>                            | 1                                              |
| <b>Altitudine:</b>                       | 475 m a.s.l.                                   |
| <b>Posizione:</b>                        | In the township                                |
| <b>Indipendenza Sui Lati:</b>            | On 2 sides                                     |
| <b>Indipendenza Verticale:</b>           | Ground to roof                                 |
| <b>Orientamento Facciata Principale:</b> | South                                          |
| <b>Grado Di Luminosita:</b>              | Normal                                         |
| <b>Utenze:</b>                           | Electricity                                    |
| <b>Superficie Totale Mq:</b>             | 339 sqm                                        |
| <b>Superficie Abitabile Mq:</b>          | 195                                            |
| <b>Classe Energetica:</b>                | in progress                                    |
| <b>Tipo Di Riscaldamento:</b>            | Without heating                                |
| <b>Altre Caratteristiche:</b>            | Garden, Balconies, Winery, Box car, Portico    |
| <b>Opportunita Turistiche In Zona:</b>   | Food and wine, Mountain-bike, Trekking, Riding |
| <b>Terreno Mq:</b>                       | 2600                                           |
| <b>Morfologia Terreno:</b>               | Hilly                                          |

|                              |        |
|------------------------------|--------|
| <b>Tipo Di Terreno:</b>      | Meadow |
| <b>Orientamento Terreno:</b> | South  |
| <b>Autostrada:</b>           | 11 km  |
| <b>Primo Centro Abitato:</b> | 4 km   |
| <b>Mare:</b>                 | 66 km  |
| <b>Aereoporto:</b>           | 99 km  |
| <b>Piste Sci:</b>            | 35 km  |
| <b>Numero Stanze:</b>        | 9      |

