

**Rif: BRI003**

Farmhouse with about 6 ha of land and lake view

Euro 730000**Briaglia**

Briaglia is a picturesque municipality also known as the “village of seven hills.” This evocative nickname derives from its prime location, which offers breathtaking views of the majestic peaks of the Alps, the hills, and the surrounding plain. Just a short distance from the center of town is an authentic oasis of serenity: a finely renovated old farmhouse. Nestled in the tranquility of nature and overlooking a lake that adds to the charm of the surrounding landscape, this farmhouse is a perfect retreat for those seeking peace and relaxation. The building is distinguished by its features, typical of Piedmontese farmhouses, including striking brick vaulted ceilings, which lend a rustic and cozy atmosphere. The living area offers well-defined and functional spaces: a hallway opens at the entrance, a study, followed by a convenient laundry room, an infernotto cellar and a small service bathroom. The real soul of the house, however, is the kitchen, which is large and cozy, enhanced by a fireplace that adds warmth and charm to the room. The dining room, directly overlooks a porch, offering the opportunity to fully enjoy the outdoor spaces in any season. Going up to the second floor, you are faced with another cozy space: a living room with parquet floor and fireplace, perfect for relaxing and spending pleasant moments with friends. Two bright and comfortable bedrooms (of which one has a large walk-in closet) and a bathroom complete the upper floor. There is also an additional floor with attic space ideal for storage. The farmhouse has a practical space for car shelter, but one of the real gems of this property is the beautiful porch, enhanced by a traditional wood-burning oven, from which one can enjoy the pleasant view of the lake in front and the garden surrounding the property. Also of note is the presence of a large warehouse at the back of the farmhouse, formerly used as a wine cellar, which includes two large storage spaces, an office a storage room two bathrooms and a dressing room. In addition, the property includes nearly 6 hectares of land in one body including vineyard, arable land, forest and meadow. This property, with its unique features, is perfectly suited either to start a farming business or to offer tourist hospitality, or simply to live in the tranquility of nature without sacrificing the comforts of a cozy home.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	2015
Stato Immobile:	Renovated
Camere:	3
Bagni:	6
Altitudine:	484 m a.s.l.
Posizione:	Isolated

Indipendenza Sui Lati:	On 4 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	South
Grado Di Luminosità:	Very bright
Grado Di Silenziosità:	Silent
Utenze:	Water, Electricity, Gas
Materiali Di Facciata:	brick and plaster
Superficie Totale Mq:	749
Superficie Abitabile Mq:	318
Classe Energetica:	in progress
Tipo Di Riscaldamento:	With heating
Accessibilità:	paved road
Altre Caratteristiche:	Portico, Multiple car box, Parking space, Tavernetta, Winery, Floor slab, Balconies, Terrace, Courtyard, Oven, Fireplace, Garden
Terreno Mq:	58930
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Generic terrain
Orientamento Terreno:	South
Numero Stanze:	17

