

**Rif: CLV020**

Farmhouse with land Langhe for sale

Euro 370000**Clavesana**

In a stunning location with breathtaking views of the Langhe and Alps, we offer this generously sized detached farmhouse, dating back to the 1800s, with interesting well-preserved original architectural elements.

The farmhouse is on two floors, plus basement cellars. It presents a total area of more than 1,200 square meters, of which more than 320 are already used as living quarters and much of the remainder can be converted into additional living spaces. The property requires total renovation, although it is in good structural condition. The architecture of the farmhouse deserves an appropriate enhancement. It also has 2 external accessory buildings (warehouses, sheds).

The land, which extends for more than 2 ha around the buildings, is partly cultivated with vineyards, partly with hazel groves and, in the lower part, with woodland.

The property is situated on a hillock on the first spurs of the Langhe, jutting out towards the valley, with an uncontested view of hills and Alps.

Few objects can boast such a scenically privileged location.

The location of this object is very convenient to reach from the A6 exits (Mondovì or Carrù), is less than 40 km from the ski slopes of the Maritime Alps and about 60 km from the Riviera Ligure di Ponente.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1800
Stato Immobile:	For renovation
Camere:	9
Bagni:	2
Altitudine:	590
Posizione:	In the township
Indipendenza Sui Lati:	On 4 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	South
Grado Di Luminosità:	Very bright
Grado Di Silenziosità:	Very quiet
Utenze:	Phone, Water, Electricity
Superficie Totale Mq:	1220

Superficie Abitabile Mq:	320
Tipo Di Riscaldamento:	With heating
Altre Caratteristiche:	Hazel grove, Vineyard, Fireplace, Courtyard, Balconies, Barn, Barn, Winery, Parking space, Box car, Portico
Terreno Mq:	20000
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Agricultural cultivation
Orientamento Terreno:	Southwest
Autostrada:	16 km A6 Mondovì
Primo Centro Abitato:	8 km Clavesana
Mare:	60 km Savona
Aereoporto:	105 km Genoa
Stazione Treni:	18 km Mondovi
Piste Sci:	36 km Mondolè Ski
Numero Stanze:	18

