

**Rif: MZN060**

Farmhouse with over 4 ha of land in hamlet

Euro 98000**Murazzano**

In a small hamlet surrounded by nature, farmhouse to be renovated with over 4 ha of land in one body. The property is located in the town of Murazzano, a characteristic village in the upper Langa region. The property, is in good structural condition but requires total renovation offering the opportunity to create a unique living space where tradition and modernity can blend harmoniously. Currently the living part consists of kitchen on the ground floor, two bedrooms and bathroom on the upper floor.

In addition, there are 4 more rooms and several rooms such as barn, stable, which offer the possibility of being converted into additional living space.

Given the size of the building there is the possibility of creating a tourist accommodation facility offering an attractive option for those wishing to invest in the hospitality sector in the Langhe area

DETTAGLI IMMOBILE:

Stato Immobile:	For renovation
Camere:	2
Bagni:	1
Altitudine:	575 m a.s.l.
Posizione:	In the township
Indipendenza Sui Lati:	On 4 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	West
Grado Di Luminosità:	Very bright
Grado Di Silenziosità:	Silent
Utenze:	Water, Electricity
Superficie Totale Mq:	350
Classe Energetica:	in progress
Tipo Di Riscaldamento:	Without heating
Accessibilità:	paved road
Altre Caratteristiche:	Garden, Courtyard, Balconies, Barn, Barn, Winery, Parking space, Portico
Opportunità Turistiche In Zona:	Food and wine, Mountain-bike, Trekking

Terreno Mq:	44560
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Generic terrain
Autostrada:	18 km
Primo Centro Abitato:	6 km
Mare:	45 km
Aereoporto:	185 km
Numero Stanze:	9

