


Rif: SMN009

Farmhouse with panoramic views in Alta Langa

Euro 395000

 **Somano**

In a panoramic position, with views of the surrounding hills and the Alpine arc, accommodation facility renovated in 2013 maintaining the rustic and traditional style typical of Langa farmhouses.

The property is located in the municipality of Somano and is only 5 km from Dogliani and Bossolasco (one of the most representative municipalities of the upper Langa)

On the ground floor there is the restaurant hall, professional kitchen, a pantry, hallway and bathrooms and two bathrooms.

The internal staircase leads to the second floor where there are four bedrooms with bathrooms, laundry room and an apartment used by the owners consisting of living room with kitchen, bedroom bathroom and storage room.

The property also includes a garden, dedicated guest parking, and a beautiful rooftop terrace. A characteristic feature of the property is the presence of 7,000 square meters of farmland, mostly forested, which adds a touch of nature and possibility for agricultural exploitation.

This property could be particularly interesting for those wishing to start a business in the tourist/receptive sector, perhaps with a restaurant business given the presence of an already structured restaurant.

There is also the possibility of purchasing an additional building in the same hamlet, to be renovated, which has an appurtenant garden.

This option would allow the possible buyer to expand the existing business.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	2013
Stato Immobile:	Nuovo
Camere:	6
Bagni:	7
Altitudine:	647 m. asl.
Posizione:	Isolato
Indipendenza Sui Lati:	Su 1 lato
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Nord
Grado Di Luminosità:	Poco luminoso

Grado Di Silenziosita:	Rumoroso
Utenze:	Gas
Superficie Totale Mq:	580
Superficie Abitabile Mq:	430
Classe Energetica:	in progress
Tipo Di Riscaldamento:	Senza riscaldamento
Accessibilita:	paved road
Opportunita Turistiche In Zona:	Trekking, Mountain-bike
Terreno Mq:	7000
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Bosco
Orientamento Terreno:	Nord
Autostrada:	27 km
Primo Centro Abitato:	2 km Somano
Mare:	69 km
Aereoporto:	113 km
Stazione Treni:	30 km Bra
Piste Sci:	47 km
Numero Stanze:	10

