



Rif: CST008

Charming House with Garden

Euro 115000



Castellino Tanaro

This house is located in a small village called Viorno, just two kilometers from Castellino Tanaro.

Originally a barn and stable, it was converted into a residence in the 1960s and has been used as a second home.

On the **ground floor**, there are two cellars and a large tavern with a fireplace. Beneath a spacious terrace on the northeast side of the house is a garage, and under the stairs leading to the first floor, there is a bathroom.

The **living area** is on the first floor: a dining room with an open kitchen, a TV room, two bedrooms, and a bathroom. There is no central heating; the house is heated by wood stoves.

Major renovations include:

- Roof replaced in 2010
- Complete electrical system renewal
- Plumbing and water pipes replaced in 2015
- All windows replaced with modern double-glass frames
- A new terrace built on the southwest side in 2019, perfect for summer living
- All shutters replaced and three exterior walls replastered in 2019

The result is a house in excellent condition, ready to move in, with potential for further expansion.

DETTAGLI IMMOBILE:

Stato Immobile:

Abitabile

PIEMONTE HOUSES

Camere:	2
Bagni:	1
Altitudine:	515 m sl. m.
Posizione:	In borgata
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Nord-est
Grado Di Luminosità:	Normale
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	180
Superficie Abitabile Mq:	90
Classe Energetica:	in corso
Tipo Di Riscaldamento:	A legna
Altre Caratteristiche:	Box auto, Cantina, Terrazzo, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	1650
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Nord
Autostrada:	15 km
Primo Centro Abitato:	2 km
Mare:	58 km
Aeroporto:	124 km
Piste Sci:	44 km
Locali:	3
Numero Di Piani:	2

