


Rif: CRR002

Historic farmhouse with 7 hectares of land

Euro 210000


Eighteenth-century farmhouse for sale at the gates of the Langhe, surrounded by more than 7 hectares of land. The location is dominant and sunny, a short distance from the Ligurian Alps and convenient to the sea.

The main building consists of a residential part developed on two floors with a total of 6 rooms and a rustic part in continuity with the previous one, characterized by a large stable with magnificent vaulted ceilings and the barn above.

In a detached body, rotated at right angles to the main one, stands a second building for use as a farm equipment shelter and barn.

All roofs have been refurbished, while the interior needs renovation work.

The buildings are surrounded by 71,000 sq. m. of land as follows:

? 55,000 sq. m. in one body with the buildings, divided into 36,000 sq. m. of irrigated arable land and 21,000 sq. m. of woodland;

? 14,000 sq. m. of arable land and vineyard about 200 meters away from the buildings.

Property suitable for agricultural purposes or for tourist-receptive purposes.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1700
Stato Immobile:	For renovation
Camere:	4
Bagni:	1
Altitudine:	365 m a.s.l.
Posizione:	Isolated
Indipendenza Sui Lati:	On 4 sides
Indipendenza Verticale:	Ground to roof
Grado Di Luminosità:	Very bright
Grado Di Silenziosità:	Silent
Utenze:	Electricity
Superficie Totale Mq:	920
Superficie Abitabile Mq:	200
Classe Energetica:	in progress

Tipo Di Riscaldamento:	Without heating
Altre Caratteristiche:	Garden, Garden, Courtyard, Balconies, Barn, Barn, Winery, Parking space
Opportunita Turistiche In Zona:	Food and wine, Mountain-bike, Trekking, Riding, Golf courses
Terreno Mq:	71000
Morfologia Terreno:	Flat
Tipo Di Terreno:	Agricultural cultivation
Autostrada:	5 km
Primo Centro Abitato:	4 km
Mare:	60 Km
Aereoporto:	90 Km
Stazione Treni:	18 Km
Piste Sci:	30 Km
Numero Stanze:	10

