

**Rif: ALN022**

Historic home with park in the Langhe

Euro 1180000**Murazzano**

In the quiet and tranquility of the renowned Langhe hills, an elegant historic home embellished with a beautiful natural park of about 2 ha.

The property is located about 40 km from the Ligurian coast and the Maritime Alps ski resort, includes a large stone villa, the natural park and another wooded land upstream from the road that runs alongside it. Its ancient beauty (the earliest traces of this dwelling date back to the 15th century) is enhanced by the unique historical-architectural setting in which it is set: the harmonious complex of the perfectly preserved medieval village, dominated by the castle and church.

The main entrance, with columns and vaulted ceilings, features the important central staircase that on each floor connects to balconies, giving access to the two wings of the property.

On the ground floor, in addition to service rooms (cellar, boiler room, etc.), there is a large tavern, summer kitchen, two bathrooms, a workshop and garage, with direct access to the interior of the house. On the main floor, in addition to a guest suite with a separate entrance, is the living area consisting of 4 bedrooms, a kitchen, 2 bathrooms and a utility room.

The second floor houses the bedrooms, 2 bathrooms, laundry and a second guest suite in the west wing: living room, bedroom and bathroom, also with its own entrance.

The fine elements-from terracotta floors to wooden ceilings, from hinged compass doors to barrel and ribbed vaults-are all strictly original.

The property was completely renovated in 2000 with a conservative restoration, carried out with appropriate interventions and materials, fully respecting the original structure. The heating system, zoned, consisting of 28 cast-iron radiant elements, is complemented by the 3 fireplaces located in the living room, dining room and tavern. All interior and exterior doors and windows are made of wood, and the 35 windows are fitted with thermal double-glazing.

The entrance gate, garage door, and exterior lighting system are remote-controlled.

The fully fenced park, sloping down to the small stream in the valley, is bordered laterally by two inter-modal dirt roads that allow access at several points and is passable by pleasant paths edged by wooden fences and dotted with stops with benches.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1400
Stato Immobile:	Renovated
Camere:	8
Bagni:	8

Altitudine:	581 m a.s.l.
Posizione:	Near built-up area
Indipendenza Sui Lati:	On 4 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	Southwest
Grado Di Luminosità:	Very bright
Grado Di Silenziosità:	Silent
Utenze:	Phone, Water, Electricity
Superficie Totale Mq:	834
Superficie Abitabile Mq:	720
Classe Energetica:	in progress
Tipo Di Riscaldamento:	Pellets
Accessibilità:	Paved municipal road
Altre Caratteristiche:	Park, Garden, Fireplace, Winery, Parking space, Box car
Terreno Mq:	19000
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Agricultural cultivation
Orientamento Terreno:	West
Numero Stanze:	22

