


Rif: BRI002

Historic house with land

Euro 750000

Briaglia

In the small and quaint village of Briaglia, on a hill ridge overlooking a very impressive panorama, we offer for sale a property consisting of a house whose original nucleus dates back to the 1600s and still has, well preserved, valuable original architectural elements, a double garage, an old oven, a building to be renovated and about 2 hectares of land.

The main house is accessed from a small garden overlooking the village street.

The building has three above-ground floors and a basement.

On the ground floor, entrance hall, two living rooms, one of which is used as a screening room, three bedrooms, kitchen, bathroom equipped with a steam room and laundry room.

A scenic spiral staircase leads to the second floor, in which there are three bedrooms, one of which has a walk-in closet, two bathrooms, one of which has a whirlpool tub, a study and two beautiful and very panoramic terraces, one covered and one uncovered, from which one can enjoy the view of a splendid panorama encompassing the property's land in the foreground, hills, further in the distance the hill of Mondovì and, in the background, the Alpine arc dominated by the characteristic cusp of Monviso.

On the second floor is a small apartment with a bedroom, reading nook, bathroom and other rooms that can be developed.

The quality of the finishes, as can already be appreciated from the images we publish, is of a superior level and makes the property capable of satisfying the most demanding client.

Remarkable cellars, also well preserved, which can give rise to further evocative spaces.

The main garden, facing south, is complemented by an additional terrace overlooking the valley.

An outbuilding, originally a barn, allows for the construction of an independent living unit.

Finally, the kiln, drying room, and double garage.

The land is partly used as a garden with an automatic irrigation system and partly as a lawn and chestnut grove. A swimming pool can be installed on the property plot.

Briaglia, located between the Langhe and Mondovì, is in a strategic location that makes it convenient to major services, and highway arteries, which make it possible to reach Turin and the Ligurian Riviera in less than an hour. The ski slopes of the Maritime Alps can be reached in about half an hour.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1628
Stato Immobile:	Renovated
Camere:	8
Bagni:	4

Altitudine:	557
Posizione:	In built-up area
Indipendenza Sui Lati:	On 2 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	Southwest
Utenze:	Phone, Water, Gas, Electricity
Superficie Totale Mq:	955
Superficie Abitabile Mq:	355
Classe Energetica:	E
Tipo Di Riscaldamento:	Solar system
Accessibilit�:	Municipal road
Altre Caratteristiche:	Orchard, Garden, Garden, Automatic irrigation, Well, Wi-Fi, Burglar alarm, Fireplace, Oven, Courtyard, Terrace, Balconies, Barn, Floor slab, Winery, Parking space, Multiple car box
Opportunit� Turistiche In Zona:	Alpine skiing, Skating, Food and wine, Mountain-bike, Trekking, Riding
Terreno Mq:	22153
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Generic terrain
Orientamento Terreno:	Southwest
Autostrada:	6.5 km A6 Mondov�
Primo Centro Abitato:	0 km Briaglia
Mare:	60 km Savona
Aereoporto:	100 km Turin
Stazione Treni:	8 km Mondovi
Piste Sci:	25 km Mondol� Ski
Numero Stanze:	17

