

**Rif: MZN070**

Detached House with Large Fenced Outdoor Area and Agricultural Buildings in Murazzano

Euro 150000**Murazzano**

In the municipality of **Murazzano**, in a convenient and easily accessible location, we offer for sale an interesting **detached house with agricultural buildings and a private garden**, ideal for those looking for a generously sized property with ample living space and extensive ancillary areas.

The property originates from an **early 20th-century farmhouse**, which was subsequently renovated and extended in the 1970s.

The **residential part** is arranged over two floors. On the ground floor (**53 sqm of living space**), there is a **kitchen with dining area**, a utility room, a **large storage room (16 sqm)**, **potentially convertible into additional living space**, a cellar (16 sqm), and the staircase leading to the upper floor.

The first floor (**83 sqm of living space**) comprises **four spacious and bright bedrooms**, three of which have balconies, as well as a bathroom.

Adjacent to the residential area is the **section originally used for livestock farming**, featuring large spaces offering a wide range of possible uses. On the ground floor, there is a **convenient 35 sqm portico**, ideal for parking cars, agricultural machinery or storing equipment, as well as a large stable (85 sqm). The first floor houses a **large 125 sqm hayloft**, particularly interesting for those requiring storage space or wishing to explore further conversion possibilities.

The **structure and roof are in excellent condition**: there are no structural cracks or signs of water infiltration, making the property particularly attractive also in terms of maintenance.

The property is completed by a **private garden of approximately 470 sqm, entirely fenced**, ideal for creating a private green space, a relaxation area, or for anyone wishing to have a dedicated outdoor area for their own needs.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1900- ristrutturato anni '70
Stato Immobile:	Abitabile
Camere:	4
Bagni:	1
Altitudine:	739

Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Ovest
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas, Telefono
Materiali Di Facciata:	Intonaco
Tipo Di Riscaldamento:	Senza riscaldamento
Terreno Mq:	470
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Altro
Orientamento Terreno:	Ovest
Autostrada:	22km
Primo Centro Abitato:	Murazzano 0km
Mare:	53km
Locali:	6
Latitudine:	44°28'23.4"N
Longitudine:	8°00'59.7"E
Numero Di Piani:	2

