


**Rif: CLV017**

## House with barn in panoramic position in the Langhe region

Euro 110000



Clavesana

Panoramic property located on the first spurs of the Langhe, with views of hills and Alps.

Rural house with porch and barn in front and about 5000 sq. m. of land.

The house is on two floors, connected by a central internal staircase and has two rooms per floor, as well as a bathroom and a storage room.

The two cottages are in need of renovation.

Overlooking the courtyard is the other building, which can be converted into additional living space.

The land is in one body with the two cottages, is planted with hazelnut trees and is also suitable for growing vines.

The location of this property is well accessible due to its distance of just 10 km from the Carrù highway exit, making convenient excursions to the Ligurian Riviera possible.

The center of Clavesana is just 3 km away, also close by are Dogliani and Mondovì, as well as the renowned centers of food and wine excellence (Barolo, Alba) and the ski slopes of the Maritime Alps.

### DETTAGLI IMMOBILE:

|                                          |                                                                 |
|------------------------------------------|-----------------------------------------------------------------|
| <b>Stato Immobile:</b>                   | For renovation                                                  |
| <b>Camere:</b>                           | 2                                                               |
| <b>Bagni:</b>                            | 2                                                               |
| <b>Altitudine:</b>                       | 430                                                             |
| <b>Posizione:</b>                        | In the township                                                 |
| <b>Indipendenza Sui Lati:</b>            | On 4 sides                                                      |
| <b>Indipendenza Verticale:</b>           | Ground to roof                                                  |
| <b>Orientamento Facciata Principale:</b> | South                                                           |
| <b>Grado Di Luminosità:</b>              | Very bright                                                     |
| <b>Utenze:</b>                           | Water, Electricity                                              |
| <b>Superficie Totale Mq:</b>             | 263                                                             |
| <b>Superficie Abitabile Mq:</b>          | 133                                                             |
| <b>Tipo Di Riscaldamento:</b>            | Without heating                                                 |
| <b>Accessibilità:</b>                    | Paved provincial road                                           |
| <b>Altre Caratteristiche:</b>            | Hazel grove, Courtyard, Balconies, Barn, Parking space, Portico |
| <b>Opportunità Turistiche In Zona:</b>   | Food and wine, Mountain-bike, Trekking, Riding, Golf courses    |

|                              |                          |
|------------------------------|--------------------------|
| <b>Terreno Mq:</b>           | 5292                     |
| <b>Morfologia Terreno:</b>   | Hilly                    |
| <b>Tipo Di Terreno:</b>      | Agricultural cultivation |
| <b>Orientamento Terreno:</b> | West                     |
| <b>Autostrada:</b>           | 10 km A6 Carrù           |
| <b>Primo Centro Abitato:</b> | 3 km Clavesana           |
| <b>Mare:</b>                 | 65 km Savona             |
| <b>Numero Stanze:</b>        | 5                        |

