


Rif: CLV023

House with land and panoramic view

Euro 200000



Clavesana

We propose an old detached farmhouse to be renovated in a panoramic position in the municipality of Clavesana, on the first spurs of the southwestern Langhe.

The farmstead is situated in a dominant position on the ridge of the hill, thanks to this and to its southwest exposure, it is possible to admire the surrounding hills, on which the precise geometries of the vineyards and the Piedmont Alpine arc stretch out.

The farmhouse is in good structural condition and has many of the features of rural buildings of yesteryear, such as vaulted ceilings, an exposed brick cellar, and two wells, one inside and one outside. Thanks to its regular silhouette, generous room sizes and brightness, it lends itself to a conversion of spaces to achieve a comfortable home with a modern design while retaining its traditional character.

On the ground floor there are four rooms from which there is access to a staircase that leads to the upper floor also consisting of four rooms plus a bathroom; on this floor there is a large room that was once used for storage but has interesting potential. To the side of the house is a large porch that can be used as a parking space or as a relaxation area for the summer season.

Included in the property is a large plot of more than one hectare in lawn and forest, where the installation of a swimming pool is possible.

An attractive opportunity to make this property your dream home in the Langhe or an attractive tourist accommodation among the vineyards, just 10 km from the Carrù highway exit, 40 minutes from the ski slopes and 1 hour from the Ligurian Riviera.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1960
Stato Immobile:	For renovation
Camere:	4
Bagni:	1
Altitudine:	493
Posizione:	In the township
Indipendenza Sui Lati:	On 4 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	South
Grado Di Luminosita:	Normal

Grado Di Silenziosita:	Silent
Utenze:	Water, Electricity
Materiali Di Facciata:	plaster
Superficie Totale Mq:	431
Superficie Abitabile Mq:	265
Classe Energetica:	G 424.45 kWh/sq.yr.
Accessibilita:	paved road
Altre Caratteristiche:	Balconies, Winery, Tavernetta, Portico
Opportunita Turistiche In Zona:	Food and wine, Mountain-bike, Trekking, Riding
Terreno Mq:	11673
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Meadow
Orientamento Terreno:	South
Autostrada:	12.9km
Primo Centro Abitato:	Clavesana 3.2km
Mare:	Savona 76.9km
Aereoporto:	Turin Caselle 106km
Stazione Treni:	Ceva 21km
Piste Sci:	Mondolè ski 44km
Numero Stanze:	10

