

**Rif: CHE002****Noble mansion with panoramic view****Euro 300000****Cherasco**

In the heart of the most prestigious Langhe, interesting period house, full of charm, about 5 km from La Morra, famous for its Barolo.

This is a noble house located in a small hamlet, built in the early 1900s by the Counts Galateri di Genola.

The building is in Art Nouveau style and has 3 floors above ground, plus a basement.

It has two courtyards, one front and one rear.

The house still has, well preserved, much of the original structural elements and materials of the period. The building is in habitable condition, but upgrades to the facilities and enhancement of the property in general would be appropriate.

Each of the three floors has an area of more than 100 square meters, with a geometry that allows both single-family use and a plurality of housing units (up to 6).

The location is remarkably strategic: the Barolo area is really just a stone's throw away, the A33 Alba-Asti highway exit is just 6 km away, which makes the connection to Turin very easy and fast (57 km); the towns of Alba and Bra are also reachable in a few minutes.

The view from the balconies of this property is remarkably panoramic.

We consider this object particularly suitable for use either as a private home or as a guesthouse, B&B or vacation home, thanks to its happy location with respect to the growing tourist flows that frequent these areas, made famous by its great wines, excellent gastronomy and poignant landscapes, recognized by UNESCO as a World Heritage Site.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1912
Stato Immobile:	Habitable
Camere:	8
Bagni:	2
Altitudine:	418
Posizione:	In the township
Indipendenza Sui Lati:	On 3 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	Southwest
Utenze:	Phone, Water, Electricity

Superficie Totale Mq:	488
Superficie Abitabile Mq:	308
Tipo Di Riscaldamento:	With heating
Accessibilit�:	Paved municipal road
Altre Caratteristiche:	Fireplace, Courtyard, Balconies, Winery, Portico
Terreno Mq:	242
Morfologia Terreno:	Flat
Tipo Di Terreno:	Meadow
Autostrada:	6 Km A33 Cherasco
Primo Centro Abitato:	5 Km La Morra
Mare:	84 Km Savona
Aereoporto:	80 Km Turin
Stazione Treni:	12 Km Bra
Piste Sci:	56 Km Mondol� Ski
Numero Stanze:	16

