

**Rif: CEV002****Piedmontese farmhouse with
1.8ha of land****Euro 235000****CEVA**

Nestled in an exceptionally beautiful natural setting, where the Langhe hills almost meet the Maritime Alps, this traditional Piedmontese farmhouse built of Langa stone has been renovated and includes approximately 1.8 hectares (4.4 acres) of contiguous land.

The main living area is located on the first floor and consists of a spacious and airy open-plan room with exposed beams, a fireplace, a kitchen area, a sleeping area, and a staircase leading to the upper floor. Adjacent to this versatile living space are a bathroom and an additional room which, although it does not fully meet the official requirements for residential use (mainly due to ceiling height), is nevertheless practical and usable.

The upper floor features two further attic rooms and another space suitable for use as a bathroom.

On the ground floor there is a wine cellar, a former stable, a covered porch, a woodshed/garage, and a storage room for tools and equipment.

The particularly attractive asking price reflects the administrative restrictions affecting several rooms in the property, although in practice the available usable space is more than adequate.

Just a few dozen metres away stands another small building containing a traditional wood-fired oven.

The gently rolling land, while hilly, is not steep and is crossed by charming walking paths and resting areas where you can enjoy the cool shade of the trees. Within the grounds there is also a remarkable cave carved into the tuff rock, containing a natural spring where roe deer come to drink. The property enjoys an elevated position with sweeping views over the surrounding hills and snow-capped peaks.

A small Cabernet vineyard and a compact winemaking cellar offer the opportunity to enjoy amateur winemaking in the region that has made these hills world-famous.

Everything you need to disconnect from the stress of city life and enjoy relaxing holidays, whether alone or with family and friends.

Its proximity to the renowned Langhe wine region (Dogliani is just 20 km away), the Ligurian coast (50 km), the ski resorts of the Maritime Alps (less than 40 km), and the convenient access to the Turin–Savona motorway (11 km) makes this property an ideal base for a wide variety of excursions and day trips.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	1
Bagni:	1
Altitudine:	560 m a.s.l.
Posizione:	Isolato
Indipendenza Sui Lati:	Su 1 lato
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Nord
Grado Di Luminosità:	Poco luminoso
Grado Di Silenziosità:	Rumoroso
Superficie Totale Mq:	376
Superficie Abitabile Mq:	180
Classe Energetica:	in progress
Tipo Di Riscaldamento:	Senza riscaldamento
Accessibilità:	Unpaved private road
Altre Caratteristiche:	Portico
Opportunità Turistiche In Zona:	Trekking, Mountain-bike
Terreno Mq:	18605
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Bosco
Orientamento Terreno:	Nord
Autostrada:	7 km Ceva
Primo Centro Abitato:	5 km Ceva
Mare:	50 km Savona
Aeroporto:	93 km Genoa
Piste Sci:	37 km Mondolè ski
Locali:	4

