


Rif: SBB029

Semi-Detached House with Terrace in San Benedetto Belbo

Euro 70000

 San Benedetto Belbo

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In a quiet and sunny residential area, we offer for sale this interesting semi-detached portion located in San Benedetto Belbo, a small gem nestled in the heart of the Cuneo Langhe. This enchanting village, which inspired the writings of Beppe Fenoglio, is surrounded by hills, woods, and pristine landscapes.

The property is spread over three levels:

- **Ground Floor:** Garage, cellar, boiler room, storage room, woodshed, and a covered porch—ideal for those needing functional and convenient spaces.
- **First Floor:** Two spacious bedrooms, a bathroom, and a bright living area consisting of a lounge and kitchen, both with direct access to the balcony. From the balcony, you reach a large panoramic terrace, perfect for outdoor relaxation, summer dinners, or simply enjoying the view.
- **Top Floor:** An attic in its raw state with great potential for expansion or customization.

The building is in good structural condition but requires renovation work to further enhance its spaces and potential. It is perfect for those seeking a home in an authentic and peaceful setting, just a few kilometers from key towns like Alba and Dogliani, in one of the most beloved areas for food and wine tourism and nature walks.

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	2
Bagni:	1
Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 3 lati
Indipendenza Verticale:	Da terra al tetto

Orientamento Facciata Principale: Sud

Grado Di Luminosità:	Normale
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	231 mq
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Senza riscaldamento
Altre Caratteristiche:	Portico, Box auto, Posto auto, Cantina, Balconi, Terrazzo
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Bosco
Orientamento Terreno:	Nord
Primo Centro Abitato:	300 m
Aereoporto:	116 km
Locali:	7
Numero Di Piani:	3

