


Rif: CLV016

Property in the Langhe with park, wine cellar and riding stables

Euro 345000



Clavesana

Interesting property in the Langhe Doglianesi, a short distance from Carrù.

This is a real estate compendium located on the edge of the village of Clavesana, home to one of the most renowned wineries in the area.

Despite having all services (school, stores, bars) within walking distance, the property has a green lung of about 13,000 square meters, all flat, where the owners have carved out a beautiful arboreal park and a riding school.

The building is a horseshoe-shaped building. Two of the 3 sides contain the two residential units, while the third side contains a wine cellar on the ground floor and a very large attic on the second floor.

The main house, carved out of the old 18th-century building, has been completely renovated recently and is on three floors, plus a basement, containing a cozy tavern.

On the ground floor a billiard room, a bathroom and a laundry room.

On the second floor is a large living room with fireplace and a kitchen, also of generous size, with beautiful brick vaults and terracotta floors.

On the second floor is the sleeping area, with 2 bedrooms, each with private bathroom.

The second dwelling, resulting from a more recent remodeling, contains an apartment of about 190 square meters, consisting of a huge living room, a kitchen, dining area, a hallway, two bedrooms, and a bathroom.

This apartment is communicating with a large terrace of more than 80 square meters, partly covered and with two balconies.

The ground floor of this wing contains a spacious garage and 3 service rooms.

The wing with the vinification cellar and attic, are convertible into additional living spaces (over 400 square meters distributed on the two floors. This portion of the building would also lend itself to a restaurant. The side of this wing facing the park has a canopy under which 3 horse stalls have been made.

Much of the value of this property is its land, which is flat and of regular outline, extending in continuity with the building.

In the park with century-old trees is placed a gazebo where you can spend pleasant convivial moments in the warm season. The rest of the land has been devoted to activities with horses, a passion of the current owners.

The land is bordered by two roads and has several entrances, allowing for easy functional diversification as needed.

This property, because of its characteristics, size and location, is very versatile.

It may lend itself to private use, but it may well be converted into a hospitality business, which would be

favored both by the increasing tourist flows that frequent the Langhe and by its proximity to the highway, which connects this area with Turin and the Ligurian coast, both of which can be reached in less than an hour.

In about 30 minutes you can also reach the Maritime Alps, which offer a ski area of more than 130 km of slopes.

DETTAGLI IMMOBILE:

Stato Immobile:	Partially renovated
Camere:	4
Bagni:	4
Altitudine:	271 m a.s.l.
Posizione:	In built-up area
Indipendenza Sui Lati:	On 4 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	South
Grado Di Luminosità:	Very bright
Grado Di Silenziosità:	Silent
Utenze:	Phone, Water, Gas, Electricity
Superficie Totale Mq:	1181
Superficie Abitabile Mq:	485
Classe Energetica:	in progress
Tipo Di Riscaldamento:	A gas
Accessibilità:	Paved municipal road
Altre Caratteristiche:	Park, Garden, Garden, Well, Fireplace, Oven, Courtyard, Terrace, Balconies, Barn, Floor slab, Winery, Tavernetta, Parking space, Multiple car box
Opportunità Turistiche In Zona:	Food and wine, Mountain-bike, Trekking, Riding, Golf courses
Terreno Mq:	13000
Morfologia Terreno:	Flat
Tipo Di Terreno:	Generic terrain
Autostrada:	6.9 Km A6 Carrù
Primo Centro Abitato:	2.5 Km Carrù
Mare:	67 Km Savona
Piste Sci:	32 Km Mondolè Ski
Numero Stanze:	15

