



Rif: BLV028

Renovated farmhouse with garden and panoramic view

Euro 445000



Belvedere Langhe

Interesting opportunity for those looking for a luxurious residence or a property suitable for opening a tourist-accommodation business such as a B&B.

It is situated in a panoramic position, enjoying a large terraced garden overlooking the hilly landscapes of the Langhe.

The property consists of two buildings and more than 1ha of land.

The main building, free on 3 sides, houses ground floor is the spacious and bright living area consisting of kitchen and living room with reading corner entirely renovated favoring modern ideals of comfort and while preserving some of the old details of the typical Langa houses of the past. From here you have access to the glassed-in veranda: an environment of peace and light but at the same time cozy, suitable for moments of relaxation or that lends itself to hosting moments of conviviality. From here there is access to the terrace also with panoramic views.

Donating value to the ground floor of this structure are the stone fireplace (still working), the old oven, and the billiard room. On the upper floor we find a study with a second fireplace, four bedrooms and four bathrooms.

The bedrooms all enjoy exclusive use of the bathroom and have double-glazed window frames for thermal insulation.

The second building, a former barn converted to living quarters consists of two rooms with two bathrooms, a study/living room, and kitchen.

Outdoor spaces are well exposed and comfortable, with patio and vegetable garden.

Not to be underestimated is the possibility of separating the property into two portions relating to the two buildings, which, thanks to the lay of the land, would enjoy independent access and plant autonomy.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1900
Stato Immobile:	Renovated

Camere:	6
Bagni:	7
Altitudine:	536
Posizione:	In the township
Indipendenza Sui Lati:	On 3 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	Southeast
Grado Di Luminosita:	Normal
Grado Di Silenziosita:	Silent
Utenze:	Phone, Water, Gas, Electricity
Materiali Di Facciata:	Plaster, brick
Superficie Totale Mq:	650
Superficie Abitabile Mq:	453
Classe Energetica:	F 231 kWh/sqm
Tipo Di Riscaldamento:	With heating
Accessibilita:	paved road
Altre Caratteristiche:	Fireplace, Oven, Terrace, Balconies, Winery, Tavernetta, Parking space, Portico
Opportunita Turistiche In Zona:	Food and wine, Mountain-bike, Trekking, Riding
Terreno Mq:	11252
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Forest
Orientamento Terreno:	Southeast
Autostrada:	23km
Primo Centro Abitato:	Belvedere 2.3km
Mare:	Savona 61km
Aereoporto:	Turin Caselle 111km
Stazione Treni:	Bra 25km
Piste Sci:	Mondolè ski 52km
Numero Stanze:	15

