


Rif: GZG010

Rustic house in the hamlet of Alta Langa

Euro 250000

Gorzegno

Stone rustic house of generous size, with 6000 sq. m. of garden, in pretty and quiet hamlet immersed in the verdant Alta Langa.

The house has been largely renovated and is now a comfortable home capable of accommodating a large family or being partly used as a B&B.

On the ground floor is a living room, a kitchen, a sitting room, a bedroom and a bathroom.

On the second floor 4 bedrooms and 3 bathrooms.

Another wing of the rustic farmhouse, consisting of the stable and former barn, is in need of renovation and represents significant development potential.

Cellar and utility rooms in the basement.

The land adjacent to the building covers about 6,000 square meters and includes the garden, an orchard and other usable and gently sloping land. The garden is flat, well exposed to the sun and offers the possibility of enjoying pleasant moments outdoors.

The property has a total of about 4.6 ha, partly wooded and partly meadow and arable land, arranged in several detached bodies, but still close to each other.

The property is sold furnished, kitchen and furniture are of excellent quality and make the house very comfortable and immediately usable.

The location is easily accessible thanks to the state road that runs through the Bormida Valley.

Excursions to the nearby Ligurian coast, just 50 km away, are possible.

DETTAGLI IMMOBILE:

Stato Immobile:	Partially renovated
Camere:	5
Bagni:	4
Altitudine:	360
Posizione:	In the township
Indipendenza Sui Lati:	On 4 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	West
Grado Di Luminosità:	Very bright
Grado Di Silenziosità:	Silent
Utenze:	Phone, Water, Electricity

Materiali Di Facciata:	Langa Stone
Superficie Totale Mq:	600
Superficie Abitabile Mq:	285
Tipo Di Riscaldamento:	A gas
Accessibilit�:	Paved municipal road
Altre Caratteristiche:	Orchard, Garden, Garden, Courtyard, Terrace, Balconies, Barn, Barn, Winery, Parking space, Portico
Opportunit� Turistiche In Zona:	Food and wine, Mountain-bike, Trekking
Terreno Mq:	46444
Morfologia Terreno:	Hilly
Orientamento Terreno:	Southeast
Numero Stanze:	12

