

**Rif: LGH037****A group of original rusticos surrounding a private courtyard****Euro 500000****Arguello**

A unique opportunity to rebuild and fill with new life an entire, originally preserved Piedmontese hamlet with its typical stone houses, old farm buildings, courtyards and stairwells. Located just 22 km from Alba, in the green hills that mark the transition to the High Langa (Alta Langa), the property is surrounded by a plot of 10 hectares and consists of a total of 8 buildings, 3 of which are former residential buildings, while the rest of the buildings consist of stables and barns. The renovation of the hamlet has been going on for several years and in some cases is already well advanced. One of the residential buildings has now been almost completely renovated and ready to move in. It is a house of 210 m2, 3 floors and a square floor plan. On the ground floor there is a large living area with direct access to two covered terraces, one south-facing and one west-facing, a bathroom, the technical room with the central heating boiler and a storage room. An internal staircase leads to the upper floor, which is also directly accessible from the courtyard. There we find a spacious kitchen-living room with access to a large panoramic terrace, 2 rooms and a bathroom. On the upper floor we find a large, loft-like room with a gallery, 1 bedroom and a bathroom. Next to the house is a stone building with a bread oven and spacious storage rooms, and across the courtyard is the former stable and hay barn. The structure of this building has been renovated, covered with a new roof and is now ready to be expanded by the future owners according to their wishes and needs. These three buildings, which are located slightly below the other houses in the hamlet, are arranged around a communal courtyard and have their own driveway. In the upper part of the hamlet we find the largest, rectangular house of approximately 350 m2, spread over 3 floors. A striking feature is the large south-facing hayloft with large arched openings, which would be converted into open living space according to the renovation project. The house has been structurally renovated and a new roof has been installed, but the work on the inside still needs to be completed. Across the courtyard there is another residential building of approximately 250 m2, which needs to be completely renovated. Next to the house is a beautiful stable of 120 m2 with hay barn. The room on the ground floor is currently used as a workshop. Further on there are two buildings of about 100 m2, one with a new roof, the other with a shell skeleton that needs to be expanded. The property has 10 hectares of land, part of which is laid out in terraces. In addition to the forest and meadows, there is a hazelnut plantation. Access to the property is via a 1 kilometer long, well maintained dirt road. Only by visiting it can the versatility of this special place and the feeling of undisturbed peace that prevails here be experienced.

DETTAGLI IMMOBILE:**Stato Immobile:**

Parzialmente ristrutturato

Camere:

5

Bagni:	4
Altitudine:	540 m s.l.m.
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud-est
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Materiali Di Facciata:	pietra di langa
Superficie Totale Mq:	1000
Superficie Abitabile Mq:	210
Classe Energetica:	IN CORSO
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Posto auto, Cantina, Fienile, Balconi, Terrazzo, Caminetto, Pozzo, Giardino
Opportunità Turistiche In Zona:	Equitazione, Trekking, Enogastronomia
Terreno Mq:	10 HA
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud-est
Autostrada:	22 km
Primo Centro Abitato:	3 km
Mare:	75 km
Aeroporto:	115 km
Stazione Treni:	21 km
Piste Sci:	68 km
Numero Stanze:	10
Numero Di Piani:	3

