

**Rif: CRR005**

Stone Shed in Commanding Position with Hazel Grove

Euro 75000

Surrounded by pristine nature, on a hillcrest with round-about views across the Langhe and the Alpine crescent, a unique, hexagonally-shaped stone shed resembling a jewel set in the landscape.

The unique, distinctive building extends over two floors which are connected by an inner staircase. On the ground floor a portico precedes the entrance, offering a perfect resting place from where to admire the enchanting landscape. According to current regulations it is possible to extend the existing building making it yet more functional and useable. The house is surrounded by 2 hectares of land with a hazel plantation in full production, offering an additional income potential. The land contains a well, useful for irrigation and possible other future uses.

An access road to the property will need to be built and all utilities will need to be connected. Thanks to the presence of a flat expanse of land it is possible to envision the building of a pool to make the property even more attractive.

This stone farm house is perfect for anyone looking for a vacation home surrounded by nature that can be used for short-term holiday rentals.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
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:	Molto silenzioso
Superficie Totale Mq:	50
Classe Energetica:	esente
Tipo Di Riscaldamento:	Senza riscaldamento
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	18974
Morfologia Terreno:	Collinoso

Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
Autostrada:	4 km
Primo Centro Abitato:	2,4 km
Mare:	71 km
Aereoporto:	98 km
Piste Sci:	40 km
Numero Stanze:	2
Numero Di Piani:	2

