


Rif: CST006

Rustic farmhouse with land in a small panoramic hamlet

Euro 39000



Castellino Tanaro

In a picturesque hamlet in the municipality of Castellino Tanaro, in a panoramic position, we offer a rustic property to be renovated with over 6,000 sqm of land.

The property consists of two adjoining houses, one of which includes a hayloft.

The first house has, on the ground floor, a cellar and a pantry, while on the first floor there is a kitchen and a bedroom.

The second house represents the most authentic part of the complex, as it is the former family home of the owners. On the ground floor there are storage rooms, a cellar and the entrance leading to the first floor, where we find a kitchen, a pantry, three bedrooms and a balcony. The third and top floor hosts a fourth bedroom and additional storage spaces in the attic.

Of particular interest is the adjacent hayloft, which could be converted into additional living space.

In addition to the shared courtyard, there is a small outbuilding that could be transformed into a charming guest house overlooking a magnificent panorama that stretches from the gentle surrounding hills to the impressive Alpine arc.

There is also the possibility to purchase additional land in the immediate vicinity.

The property is suitable both as a private residence and for those wishing to start a small B&B.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Camere:	5
Altitudine:	650 m s.l.m.
Posizione:	In borgata
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
Superficie Totale Mq:	398
Superficie Abitabile Mq:	115
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Senza riscaldamento
Altre Caratteristiche:	Posto auto, Cantina, Fienile, Balconi, Cortile, Giardino
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	6482 mq
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud-est
Autostrada:	9,4 km
Primo Centro Abitato:	1,1 km
Mare:	55 km
Aeroporto:	125 km
Numero Stanze:	12
Numero Di Piani:	3

