


Rif: CML032

Rustic Property Close to the Center with Approximately 9,000 sqm of Land

Euro 95000

Cortemilia

A short distance from the center of Cortemilia, a characteristic village in the Langhe famous for its Piedmont Hazelnuts (IGP) and its charming historic center dominated by the ancient medieval tower, we offer for sale an old rustic property to renovate, nestled in the picturesque Bormida Valley.

The building develops over two levels.

On the ground floor, there are two cellars and two storage rooms, ideal as service spaces or to be converted according to your needs.

Via an external staircase, you access the upper floor, where a panoramic terrace leads to the entrance balcony of the dwelling, consisting of a kitchen and four bedrooms.

The property also includes an external canopy, perfect to be transformed into a pleasant relaxation area with a barbecue space, ideal for enjoying outdoor gatherings.

The property is surrounded by approximately 9,000 sqm of land in a single lot, divided between garden, vegetable patch, and hazelnut orchard. About 2,800 sqm of this land is buildable, adding significant value and offering interesting possibilities for expansion or development.

The panoramic location offers an open view of the Cortemilia Tower and the gentle surrounding hills, typical of the Langhe landscape: an ideal solution for those seeking tranquility, nature, and a strong connection with the territory.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Camere:	4
Bagni:	1
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità

Superficie Totale Mq:	150
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Senza riscaldamento
Altre Caratteristiche:	Posto auto, Cantina, Balconi, Terrazzo, Cortile, Giardino, Orto, Frutteto, Nocciolo
Terreno Mq:	9000
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
Locali:	7
Numero Di Piani:	2

