

**Rif: CML029**

## Renovated Stone Farmhouse with Garden and Wood-Fired Oven in a Small Panoramic Hamlet with Swimming Pool

Euro 370000



Cortemilia

A few kilometres from Cortemilia, among the gentle and silent hills of the Langhe, stands a home that seems suspended in time. In a stone hamlet carefully brought back to life, every wall tells a story of skilled craftsmanship, lovingly chosen materials and a past that continues to live in harmony with the present.

Casa Staccata, with its 160 m<sup>2</sup> arranged over two floors and the capacity to host up to eight people, preserves the essence of convivial living. Its secluded position, the private garden open to the afternoon sun and the traditional wood-fired oven invite you to rediscover a slower rhythm, made of silence, glances and simple daily rituals.

The living area includes, on the ground floor, a large living room with open kitchen, one bedroom and a bathroom; on the first floor there are two spacious bedrooms, two bathrooms and a panoramic balcony.

The hamlet surrounding the house invites you to slow down and simply let go. The panoramic swimming pool opens like a fragment of sky among the hills, reflecting the light and the surrounding landscape. It is the perfect place for those who love to swim, for those seeking tranquility or for anyone who simply wishes to be gently carried by the water. Around it, shaded corners become intimate retreats, ideal for reading, dreaming or enjoying the sweetness of doing nothing.

Children will find a world designed especially for them: a small playhouse filled with wooden toys, illustrated books and surprises; a tower with swings, climbing areas and slides that turn each day into a small adventure. While the children get lost in their imagination, adults can meet in the billiard house, challenge each other at table tennis or have fun together playing table football or basketball.

Yet the most authentic magic appears at sunset, when the hamlet's wood-fired ovens begin baking fragrant pizzas and golden bread. The oldest oven, with more than a century of history, still holds the warmth of past generations. Around that fire, families and friends gather, sharing aromas, flavours and stories that become precious memories.

And when the day comes to an end, the feeling remains of having found much more than a home: a refuge for the soul, a place where nature embraces tradition and where time becomes slow and precious.

A corner of Piedmont that does more than simply welcome you — it renews and leaves an unforgettable mark on those who experience it.

DETTAGLI IMMOBILE:

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<b>Stato Immobile:</b>	Ristrutturato
<b>Camere:</b>	3
<b>Bagni:</b>	3
<b>Locali:</b>	5
<b>Posizione:</b>	In borgata
<b>Indipendenza Sui Lati:</b>	Su 4 lati
<b>Indipendenza Verticale:</b>	Da terra al tetto
<b>Orientamento Facciata Principale:</b>	Sud
<b>Grado Di Luminosità:</b>	Molto luminoso
<b>Grado Di Silenziosità:</b>	Silenzioso
<b>Utenze:</b>	Acqua, Elettricità, Gas
<b>Numero Di Piani:</b>	2
<b>Superficie Totale Mq:</b>	205
<b>Superficie Abitabile Mq:</b>	160
<b>Classe Energetica:</b>	F 240, 9112 kWh/m2
<b>Tipo Di Riscaldamento:</b>	Riscaldamento autonomo
<b>Altre Caratteristiche:</b>	Posto auto, Balconi, Cortile, Piscina, Caminetto, Giardino
<b>Opportunita Turistiche In Zona:</b>	Trekking, Mountain-bike, Enogastronomia
<b>Morfologia Terreno:</b>	Pianeggiante
<b>Tipo Di Terreno:</b>	Bosco
<b>Orientamento Terreno:</b>	Nord
<b>Primo Centro Abitato:</b>	6 km
<b>Mare:</b>	56 km
<b>Aeroporto:</b>	94 km

