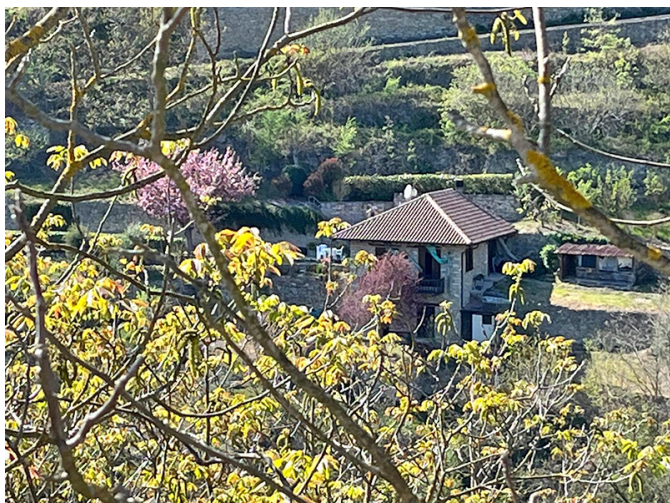



Rif: CML027

Charming Stone “Ciabot” with Land and Panoramic View

Euro 95000



Cortemilia

Just a few minutes from the picturesque village of Cortemilia, in the heart of the Langhe, we offer for sale a charming stone “ciabot,” immersed in the peace and beauty of a timeless landscape. A true oasis of tranquility with panoramic views and almost one hectare of private land.

The Property

Located in a sunny and secluded position, the rustic house is accessible via a private road, ensuring maximum privacy. The house overlooks the surrounding hills, offering enchanting views in every season.

At the entrance, a spacious paved terrace welcomes you, perfect for outdoor dining or relaxing at sunset. Inside, the property opens to a living area with a kitchenette, complemented by two warm and cozy bedrooms.

On the semi-basement level, accessible via an external staircase, there are two characteristic stone cellars and a bathroom, ideal for creating a wellness area, a tavern, or a wine storage space.

The Context

Cortemilia, recognized as the capital of the prized Tonda Gentile hazelnut of the Langhe, is a charming village rich in tradition, awarded the Orange Flag by the Touring Club Italiano for hospitality quality and territorial enhancement. Throughout the year, food and wine events—such as the famous Hazelnut Fair—bring visitors from all over Italy.

Outdoor Spaces

Surrounded by almost one hectare of land, the property offers endless possibilities: from creating an organic vegetable garden to installing a panoramic swimming pool, perfect for enjoying summer in complete privacy.

A perfect place for those seeking authenticity, nature, and beauty.

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	2
Bagni:	1
Altitudine:	308 m s.l.m.

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
Materiali Di Facciata:	pietra
Superficie Totale Mq:	82 mq
Superficie Abitabile Mq:	60 mq
Classe Energetica:	NC
Tipo Di Riscaldamento:	A legna
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Posto auto, Cantina, Balconi, Cortile, Giardino, Frutteto
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	9600 mq
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Nord
Primo Centro Abitato:	2 km
Mare:	54 km
Numero Stanze:	3
Numero Di Piani:	2

