**Rif: CML034**

# Farmhouses to Renovate Surrounded by Nature in the Alta Langa with Approximately 6 Hectares of Land

Euro 75000

Cortemilia

Nestled in the unspoiled countryside of the Alta Langa, just a few minutes from Cortemilia, this property offers outstanding potential for anyone looking to create a farmhouse accommodation, hospitality business, or private residence immersed in nature.

Surrounded by beautiful meadows and woodlands, the estate enjoys an atmosphere of complete peace and privacy in one of the most authentic landscapes of Piedmont. Cortemilia is renowned as the capital of the Alta Langa hazelnut-growing region and is famous for producing the prestigious Nocciola Piemonte IGP. It is also a popular destination for food and wine tourism and for visitors wishing to discover the charm of the Langhe hills.

The existing buildings require complete renovation, providing the perfect opportunity to customize the spaces and make the most of their exceptional setting. Without doubt, the property´s greatest asset is its location: panoramic, secluded, and surrounded by nature, while still being easily accessible.

Access is via a short stretch of well-maintained unpaved road that can be driven with any standard vehicle. The property is already connected to both the public water supply and the electricity grid, significantly simplifying renovation and development work.

This is an excellent investment opportunity for those seeking to establish a project in the heart of the Alta Langa, an area increasingly appreciated for its high quality of life, breathtaking scenery, and growing appeal as a tourist destination.

DETTAGLI IMMOBILE:

| | |
|---|---|
| **Stato Immobile:** | Da ristrutturare |
| **Camere:** | 4 |
| **Bagni:** | 2 |
| **Posizione:** | Isolato |
| **Indipendenza Sui Lati:** | Su 4 lati |
| **Indipendenza Verticale:** | Da terra al tetto |
| **Orientamento Facciata Principale:** | Sud |
| **Grado Di Luminosita:** | Molto luminoso |
| **Grado Di Silenziosita:** | Silenzioso |

| | |
|---|---|
| **Utenze:** | Acqua, Elettricità |
| **Superficie Totale Mq:** | 360 |
| **Classe Energetica:** | in corso |
| **Tipo Di Riscaldamento:** | Senza riscaldamento |
| **Altre Caratteristiche:** | Box auto, Cantina, Balconi, Giardino |
| **Opportunita Turistiche In Zona:** | Trekking, Mountain-bike |
| **Terreno Mq:** | 58295 |
| **Morfologia Terreno:** | Collinoso |
| **Tipo Di Terreno:** | Terreno generico |
| **Orientamento Terreno:** | Sud |
| **Autostrada:** | 30 km |
| **Primo Centro Abitato:** | 2,5 km |
| **Mare:** | 60 km |
| **Aereoporto:** | 135 km |
| **Locali:** | 12 |
| **Numero Di Piani:** | 2 |