


Rif: PRD006

Charming farmhouse to renovate in the heart of Alta Langa

Euro 85000



Paroldo

In the charming municipality of Paroldo, a small village in Alta Langa surrounded by woods, meadows and the gentle hills of Piedmont, we offer for sale an authentic farmhouse to renovate, set in a peaceful, open and private location.

Located at approximately 800 metres above sea level, Paroldo is a village that perfectly embodies the charm of Langa's rural hamlets, with an unspoiled landscape rich in walking trails, breathtaking views and ancient stone houses. Its position allows residents to enjoy absolute tranquillity while remaining conveniently close to the main services of Ceva, Dogliani and the renowned UNESCO Langhe area.

The property, full of charm and potential, is arranged over three levels and retains the typical features of the ancient Piedmontese country houses.

On the ground floor there are several storage rooms, ideal to be restored and converted according to personal needs, as well as a beautiful historic cellar, a highly sought-after feature in Langa properties.

The first floor, currently habitable, consists of an entrance hall, a dining room with fireplace, a kitchen, a living room, a bedroom and a bathroom, as well as additional storage rooms and a porch where one can enjoy the peaceful atmosphere of the surrounding countryside.

The second floor, completely requiring renovation, features a charming enclosed terrace leading to four bedrooms, offering the possibility of creating a spacious sleeping area or a hospitality project with several guest rooms.

The rustic section of the property also includes numerous rooms that could be transformed into additional living spaces, further increasing the potential of the renovation project.

The property is completed by a beautiful private meadow of approximately 4,000 sqm, an ideal space for creating a garden, a relaxation area or enhancing a possible tourism-related project. On the land there is also an additional stone building currently used as a tool shed, perfect for those who enjoy countryside activities or need extra storage spaces.

There is also the possibility of purchasing the adjacent building, increasing the available surface area and the overall potential of the entire property.

Thanks to the size of the building, the generous spaces and the location surrounded by nature, this property represents an interesting opportunity both for those wishing to create an authentic private residence and for those looking to develop a small hospitality business, such as a holiday home or bed & breakfast, in one of the most genuine and fascinating areas of Piedmont.

A place where the charm of Langa's rural tradition can be restored and transformed into a unique home.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Camere:	5
Bagni:	2
Altitudine:	800 m s.l.m.
Posizione:	In borgata
Indipendenza Sui Lati:	Su 3 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:	380
Superficie Abitabile Mq:	300
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Senza riscaldamento
Altre Caratteristiche:	Portico, Posto auto, Cantina, Fienile, Cortile, Caminetto, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	3800 mq
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud
Autostrada:	10 km
Primo Centro Abitato:	2 km
Mare:	48 km
Aereoporto:	136 km
Piste Sci:	51 km
Locali:	12
Numero Di Piani:	3

