


Rif: MAR004

stone cottages for renovation with land

Euro 70000



Marsaglia

In the Langhe, in a hilly and panoramic position, group of 3 rustic cottages made of authentic Langa stone, with courtyard and land ownership.

The first cottage is a house with an entrance hall, kitchen, living room and bathroom on the ground floor. On the second floor, accessible by external staircase, 3 bedrooms accessible from the gallery. The second house has 5 rooms on the ground floor and another 5 on the second floor.

The third rustic building is a former stable with a two-bay barn.

The land is divided into two detached bodies: one in a single body with the buildings (about 3000 sq. m.), the rest (over 9000 sq. m.) a few meters away, planted with hazelnuts.

There are two other inhabited houses in the hamlet, which remain behind the property proposed here. A suitable renovation, respectful of the authentically traditional character of the compendium, could result in a charming object, located in a very pleasant, quiet place, but at the same time not far from population centers equipped with the main services.

Property also to be put to possible tourist use.

Excellent value for money.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1900
Stato Immobile:	For renovation
Camere:	9
Bagni:	2
Altitudine:	500
Posizione:	In the township
Indipendenza Sui Lati:	On 4 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	Southeast
Utenze:	Phone, Water, Electricity
Materiali Di Facciata:	Langa Stone
Superficie Totale Mq:	505
Superficie Abitabile Mq:	300
Tipo Di Riscaldamento:	Without heating

Accessibilit�:	Paved municipal road
Altre Caratteristiche:	Hazel grove, Well, Fireplace, Courtyard, Balconies, Barn, Barn, Winery
Opportunit� Turistiche In Zona:	Food and wine, Mountain-bike, Trekking
Terreno Mq:	12186
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Generic terrain
Orientamento Terreno:	East
Primo Centro Abitato:	8 km Belvedere Langhe
Mare:	62 km Savona
Piste Sci:	38 km Mondol� Ski
Numero Stanze:	16

