



Rif: SSB001

UNESCO area – property with 8.7 ha of land

Euro 1300000



Important property in the hills of S. Stefano Belbo, in UNESCO area, consisting of two houses and 8.7 ha of land.

The property is located in a scenic location a short distance from the town center.

“Un paese ci vuole ...” and Cesare Pavese was referring to this very one, now no longer miserable, but made famous by its excellent Moscato vineyards, deservedly entered as a UNESCO World Heritage Site.

The two buildings, both of generous size, are appropriately distributed within the estate so that they do not disturb each other.

Each building is elevated on 2 floors and overlooks a panorama of rare beauty.

Please refer to the floor plans and photos to appreciate the texture and distribution of the spaces, which offer the possibility of using the houses for private residences or for receptive activities.

The houses are in good condition and habitable. Some improvements can make this property a luxury residence.

The land, in a single body contains Moscato vineyards for about 2.6 ha, as well as arable land and forest.

DETTAGLI IMMOBILE:

Stato Immobile:	Habitable
Numero Stanze:	24
Camere:	10
Bagni:	7
Altitudine:	330 m a.s.l.
Posizione:	Near built-up area
Indipendenza Sui Lati:	On 4 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	Northwest
Grado Di Luminosita:	Normal
Grado Di Silenziosita:	Very quiet
Utenze:	Water, Gas, Electricity
Superficie Totale Mq:	1082

Superficie Abitabile Mq:	694
Classe Energetica:	in progress
Tipo Di Riscaldamento:	With heating
Altre Caratteristiche:	Vineyard, Orchard, Park, Garden, Garden, Well, Fireplace, Courtyard, Terrace, Balconies, Winery, Parking space, Box car, Portico
Opportunita Turistiche In Zona:	Food and wine, Mountain-bike, Trekking, Riding
Terreno Mq:	87000
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Agricultural cultivation
Orientamento Terreno:	Northwest

