


Rif: CSS004

Completely Restored Country House in a Commanding Location

Euro 690000



Cissone

In the very heart of the Langhe hill country, surrounded by greenery and with stunning views onto the majestic Alpine crescent, an exclusive villa enclosed by a one-hectare park.

Skillfully restored, the property combines the authentic rustic charm of a stone farmhouse with all modern-day amenities, providing a uniquely welcoming setting to enjoy the iconic beauty of the Langhe countryside.

The house spreads over three levels which are connected by both an internal and an external staircase.

At present the property is being used as a holiday home and provides sleeping for 10 guests.

The ground floor features a live-in kitchen, a living room opening onto a porch, a boiler room, an external bathroom which is convenient as a changing room for the pool.

The first floor contains two bedrooms, a bathroom and a pleasant small terrace.

On the top floor there are two more bedrooms, one of them with an ensuite bathroom, and a terrace.

The outdoor area is meticulously tended, a splendid square-shaped pool surrounded by an ornamental garden and a sundeck are the favorite spots for relaxation.

This select property is a most felicitous combination of natural beauty and elegant, comfortable accommodation, well suited for a private holiday home or a up-scale holiday rental in one of Italy's most exciting regions.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	5
Bagni:	3
Altitudine:	613 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, Gas
Materiali Di Facciata:	pietra
Superficie Totale Mq:	310
Superficie Abitabile Mq:	250
Classe Energetica:	D 176.34 kWh/mq anno
Tipo Di Riscaldamento:	Riscaldamento autonomo
Accessibilità:	strada privata
Altre Caratteristiche:	Portico, Posto auto, Balconi, Terrazzo, Cortile, Piscina, Antifurto, Giardino, Frutteto
Opportunità Turistiche In Zona:	Equitazione, Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	15586
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
Autostrada:	30 km
Primo Centro Abitato:	600 m
Mare:	67 km
Aeroporto:	115 km
Piste Sci:	61 km
Numero Stanze:	10
Numero Di Piani:	3

