


Rif: LQB003

Stone Villa in Langa Stone with Breathtaking Views – Lequio Berria

Euro 350000


LEQUIO BERRIA

In the authentic heart of the Langhe, in the charming village of Lequio Berria, stands this fascinating villa built in traditional Langa stone, a place where tradition meets the potential for a prestigious residence.

The property stands out for its unique panoramic position, offering open views of the Alps and Monviso, providing unforgettable sunsets and a true sense of peace and tranquility.

The main structural works have already been completed, ensuring a solid base ready to be customized according to personal taste.

An already approved renovation project makes it easy to envision the final result: an elegant and modern residence that preserves the authentic charm of Langa stone.

With a surface area of approximately 350 square meters and a large private garden of about 2,000 m², the property offers great development potential.

The project includes a bright living area with kitchen and living room overlooking the greenery, five bedrooms, three bathrooms, a panoramic terrace, balcony, cellar, and a spacious garage. There is also the possibility of creating a guest annex or a small independent apartment.

The combination of a structurally reinforced building, an approved project, and an exceptional panoramic location makes this villa a rare opportunity for those wishing to live or invest in one of the most beautiful landscapes of Piedmont.

Perfect as a private residence, holiday home, or high-value investment, this property offers all the charm of the Langhe with the advantage of starting from a solid and secure structural base.

DETTAGLI IMMOBILE:

Stato Immobile:	In costruzione
Camere:	4
Bagni:	3
Altitudine:	715
Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 3 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Ovest

Grado Di Luminosita:	Molto luminoso
Grado Di Silenziosita:	Silenzioso
Utenze:	Acqua, Elettricit�
Materiali Di Facciata:	PIETRA
Superficie Totale Mq:	350
Classe Energetica:	ESENTE
Tipo Di Riscaldamento:	Senza riscaldamento
Altre Caratteristiche:	Box auto multiplo, Cantina, Balconi
Opportunit� Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	2000
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud-ovest
Locali:	7
Numero Di Piani:	2

