



Rif: RCB001

Fascinating Historic Residence with Panoramic Views

Euro 650000



Rocchetta Belbo

Nestled in the scenic hills of the Alta Langa, less than 30 minutes from Alba, the capital of the Langhe, lies a captivating residence with an unforgettable character. The property comprises a main residential building, a guesthouse (dependance), a tool shed, and nearly 6 hectares of land.

Access to the house is via a private paved road. Entry is through the balcony, which offers a breathtaking panoramic view of the manicured Alta Langa hills. Passing through the French doors (reinforced with a second wooden door for security), you enter the kitchen, which features typical solid brick vaulted ceilings and a charming, working fireplace. Passing through one of the ancient arched doors found throughout the house, you reach the dining room—currently used as a study—and then a spacious living room, also featuring a fireplace and French doors opening onto the panoramic balcony.

The first floor consists of three bedrooms, a balcony, two bathrooms, and a laundry room. The basement level includes a workshop, an additional bedroom, and a woodshed.

Many architectural details contribute to a rural and magical, almost fairytale-like atmosphere. The surrounding nature has been expertly harmonized with the outdoor spaces and furnishings—such as the wrought-iron gazebos—making them perfectly enjoyable thanks to the stunning views and ideal sun exposure.

The guesthouse, characterized by its traditional stone walls, features a bedroom, a living area with a kitchenette, and a bathroom. It also enjoys a spectacular view over the hills.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	4
Bagni:	3
Locali:	8
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosita:	Molto luminoso

Grado Di Silenziosita:	Silenzioso
Utenze:	Acqua, Elettricit�, Gas
Numero Di Piani:	3
Superficie Totale Mq:	531 mq
Classe Energetica:	G 484,04 kWh/mq anno
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Box auto, Tavernetta, Balconi, Caminetto, Giardino, Parco
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	59742 mq
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud

