

**Rif: NLB032****Villa with garden Langhe Niella
Blebo for sale****Euro 180000****Niella Belbo**

In the Langhe, in a quiet location, on the edge of the village of Niella Belbo, lovely villa on 2 floors, immediately habitable, with garden of 1110 sq m, all fenced.

On the ground floor there is a large garage, a tavern, a bathroom and another room.

Interesting to note that the rooms on the ground floor, minus the garage, are stacked as living quarters.

On the second floor, accessible by external staircase, we find the entrance on the hallway, a bright living room with a fireplace, an eat-in kitchen, 3 bedrooms, the bathroom and balconies.

The villa is situated in a panoramic position with views of hills and the Alps.

A short walk will take you to the town center, which offers bars, grocery stores, an excellent trattoria and a pizzeria.

We are at an altitude of 780 m above sea level. The climate here is very pleasant, especially in summer, and winters are not harsh, thanks to breezes coming up from the nearby Ligurian Riviera.

We find this object very interesting: it can be an economic opportunity for a house in the Langhe with a garden and comfortable spaces for pleasant convivial occasions.

DETTAGLI IMMOBILE:

Camere:	3
Bagni:	2
Altitudine:	780
Posizione:	Near built-up area
Indipendenza Sui Lati:	On 4 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	Southwest
Grado Di Luminosità:	Very bright
Utenze:	Phone, Water, Gas, Electricity
Superficie Totale Mq:	240
Superficie Abitabile Mq:	180
Tipo Di Riscaldamento:	A gas
Altre Caratteristiche:	Garden, Garden, Fireplace, Terrace, Balconies, Winery, Tavernetta, Parking space, Box car
Terreno Mq:	1110

Tipo Di Terreno:

Meadow

Numero Stanze:

9

