

Farmhouse / Estate for Sale to Pezzolo Valle Uzzone Zone: Gorrino



250 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 10

Piedmontese Langhe, Pezzolo Valle Uzzone on the border with Liguria, 40 minutes from the sea and a stone's throw from the city of Alba, the heart of the great Piedmontese wines, in a truly unique location, on the ridge on the border of Liguria overlooking the Maritime Alps we propose this romantic property composed of two main buildings and surrounded by private land of 3,500 m2. The residential house is spread over two levels. On the ground floor we have a former stable, a beautiful room equipped as a very welcoming rumpus room, with an internal brick oven and recently renovated in an authentic and conservative way, a cellar, a garage and a warehouse.

The living area consists of an entrance to the kitchen, living room, two bedrooms, bathroom, storage room in the attic.

Externally, surrounding the courtyard part in order to give a sense of closure to the environment, a beautiful shed with concrete flooring is ideal for outdoor dining and enjoying the landscape. Also owned within walking distance is a beautiful warehouse structure and former barn on two levels for approximately 150 square meters in total, robust and with a reinforced concrete structure with brick infills; It would be well suited to becoming a further real estate unit with a view of the Alps. Yet another building for garage and storage use, also in good condition. Finally, still in the courtyard there is a beautiful well. Possible if desired the purchase of further land if this is of interest.

General conditions: roofs all in good order, walls and structures in good condition, living area with terrazzo tile floors, simple glass wooden windows, municipal water and 3 wells, LPG gas with tank, heating system with radiators, drains in septic tank, electricity, access from the asphalted municipal road with possible snow clearing paid for by the municipality, no easements or shared services.

Extraordinary opportunity for size, type of buildings and their conditions, geographical location and exposure. Beautiful view of the Alps, property with multiple potentials both for private use and for possible hospitality activities.

Land all merged with the buildings 3,500 m2 with the possibility of purchasing more.

Certifications

Energy Label:

Property details

Reference code: 5773

For Sale/For Rent: Sale

Type (Apartment, villa, etc): Farmhouse / Estate

Region: Piemonte

Province: Cuneo

Municipality: Pezzolo Valle Uzzone

Zone: Gorrino

Price: € 150.000 negotiable

Total sqm: 250 square meters

Bedrooms: 4

Bathrooms: 2

Rooms: 10

State of conservation: Decent

Floor type: On two levels

Total floors: 2

Central heating: Self regulating

Building age: 1900

Current condition: Empty at time of deed

Available: Yes

Balconies: Present, 2 square meters

Distance to sea: 45.000 meters

Kitchen: Habitable

Box: Single, 30 square meters

Features

Cellar: 20 m²

Fireplace

Shower

Wooden frames

Blinds

Terrain type: Flat

Additional positions: In the countryside

Water: Municipal

Sewerage: Imhoff septic

Vegetable garden

Gas: GPL

Well

Roof

Light

External area

Garage

Distance to sea

Distance to ski resorts

Distance to hospital

Water bath

Terrain: 3500 m²

ideal for horses

Nearby

Gyms

Spas

Soccerfields

Sport complexes

Tenniscourt

Cycle paths

Playgrounds

Railway station

Public transport

Kindergarden

Elementary school

Middle school

High school

Bar

Postal offices

Commercial center

Municipal offices



Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

Immobiliare IPI

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