

## Farmhouse / Estate for Sale to Cortemilia



**250 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10**

A property with an antique flavour immersed in the woods of the Langhe hills, surrounded by almost 6 hectares of purely wooded land, once cultivated with strips.

Access is from the provincial road that leads onto a small private dirt road of about 50 m from which we reach the property.

The first building we find that is part of the complex is a stone building with a chicken coop, an open portico on two levels, a stable and a nice hayloft on the first floor with and new wooden floorboards. We proceed to the main living quarters, which we enter through a beautiful wooden door, and are greeted by a large covered terrace where we can enjoy the open air all year round. From here we access a first living room with living room, bedroom, bathroom. All renovated with original details and keeping the flavour of the place intact.

Also with access from the terrace, another flat with entrance to living room/kitchen, bedroom (with exit to strip of land behind), a beautiful bathroom with shower and details in stone and wood, a study room that can be used as an additional bedroom.

On the ground floor, which can be accessed either by an independent road or by a staircase, we find a storage room consisting of two rooms, a wood-burning oven, a further storage room once used as a cellar. A further stone building - still to be restored and downstream from the main body - completes the property.

The buildings in the main building have all been renovated, the installations, roofs and finishes have been renewed.

The windows are partly double-glazed wood and partly original single-glazing. Heating with wood-burning stoves. Ideal for those who

want to get away from the hustle and bustle of the city and live in a green corner of absolute privacy and tranquillity. Imhoff/black pit.

## Property details

<b>Reference code:</b> 5988	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Farmhouse / Estate	<b>Region:</b> Piemonte
<b>Province:</b> Cuneo	<b>Municipality:</b> Cortemilia
<b>Price:</b> € 280.000 negotiable	<b>Total sqm:</b> 250 square meters
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2
<b>Rooms:</b> 10	<b>State of conservation:</b> Great
<b>Floor type:</b> On two levels	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Building age:</b> 1900
<b>Current condition:</b> Empty at time of deed	<b>Available:</b> Yes
<b>Terrace:</b> Present, 40 square meters	<b>Garden:</b> Private, 59.000 square meters
<b>Kitchen:</b> Habitable	

## Features

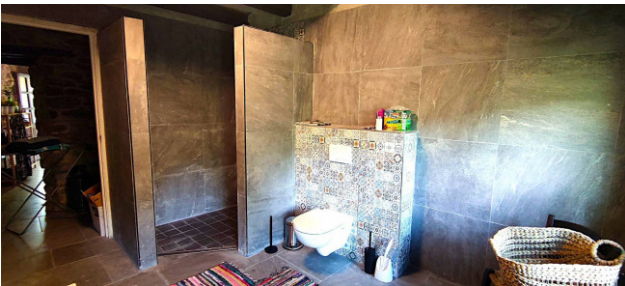
Terrace: 60 m <sup>2</sup>	Cellar: 20 m <sup>2</sup>	Acces
View	Roof	Light
Distance to sea	Distance to ski resorts	Distance to hospital
Terrain: 59000 m <sup>2</sup>		

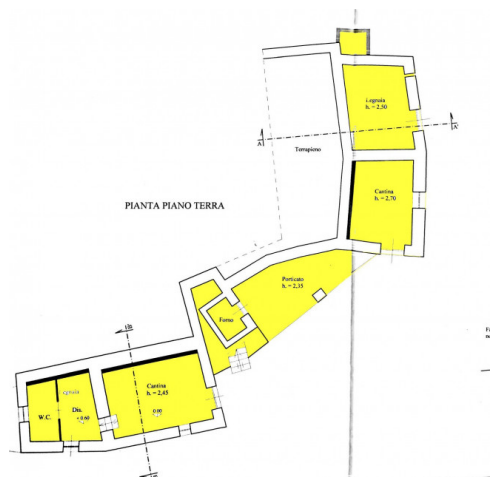
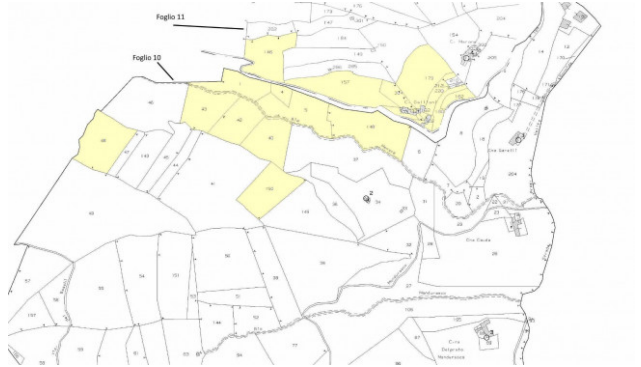
## Nearby

Gyms	Spas	Soccerfields	Sport complexes
Tenniscourt	Cycle paths	Playgrounds	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**

Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

info@immobiliareipi.it - <https://www.immobiliareipi.it>

V.A.T. 01083550093