

Villa / House for Sale to Pezzolo Valle Uzzone Zone: Todocco



200 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 9

In a truly panoramic location, just outside the Langhe region, a property for sale comprises a villa and over 5,000 square meters of land. The property is accessed via an old, now disused, but well-maintained dirt road of approximately 150 meters. The villa was completely renovated in 2016, including the roof, which was re-insulated, and the structural parts.

You enter the beautiful garden with an outdoor terrace and then reach the entrance to the house, which is nestled in a beautiful wooden canopy. From here, you enter the living area consisting of a large space with an open-plan kitchen, a living room with a bed, and access to a spacious terrace with a breathtaking view.

Further passage to the modern bathroom with shower and to a further bedroom with balcony.

The property has been completely renovated with double-glazed windows and wooden floors, wood chip flooring, and heating via wood and pellet stoves, which would be included in the sale.

In the basement there are two cellars, one with a beautiful stone barrel vault, a room used as a warehouse/garage and another area used as a tavern where a studio apartment has been created with open-plan bathroom, parquet floors and double-glazed wooden window frames.

Electricity, municipal water, and a well. Septic tank.

Ideal as a second home, just a stone's throw from the Langhe area and about an hour from the sea. The highlight of this turnkey property is the peace and quiet and the incredible view of the Alps.

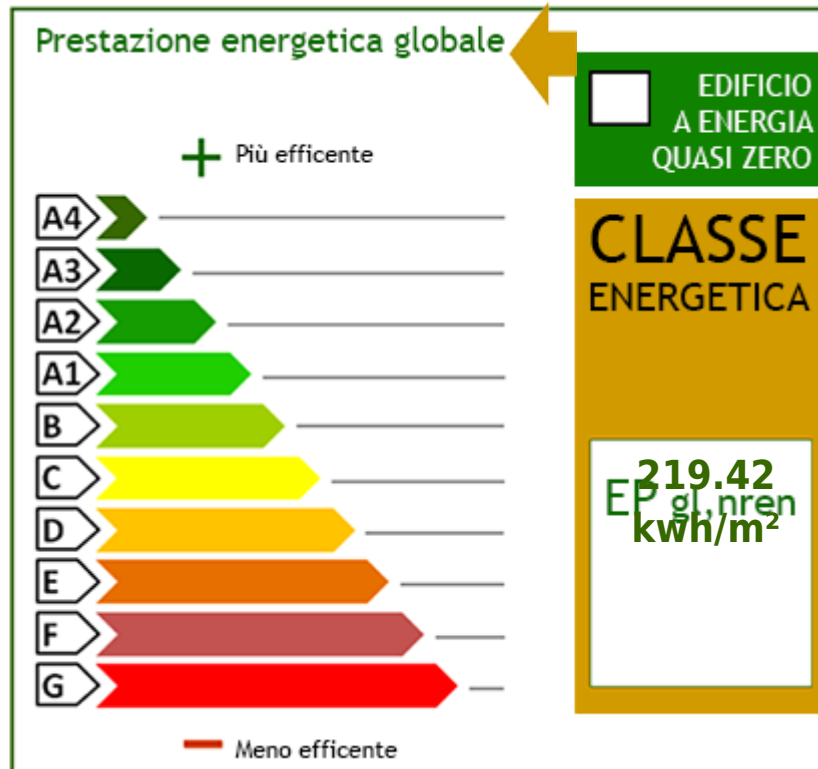
Including 6200m² of land with the possibility of purchasing more.

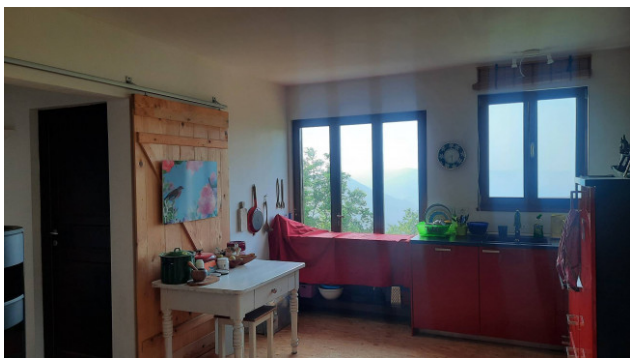
Property details

Reference code: 6004	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Villa / House	Region: Piemonte
Province: Cuneo	Municipality: Pezzolo Valle Uzzone
Zone: Todocco	Price: € 195.000 negotiable
Total sqm: 200 square meters	Bedrooms: 3
Bathrooms: 2	Rooms: 9
State of conservation: Good	Floor type: On two levels
Total floors: 2	Central heating: Self regulating
Parking space: Covered	Building age: 1940
Current condition: Empty at time of deed	Available: Yes
Balconies: Present	Terrace: Present
Garden: Private, 6.200 square meters	Distance to sea: meters
Kitchen: At sight	Box: Double

Features

Terrace	Closet	Cellar
Fireplace	Parquet	Electrical system: Up to code
Suspended sanitary	Shower	Wooden frames
Blinds	Terrain type: Steep	Additional positions: In the countryside
Acces	View	Water: Municipal
Sewerage: Imhoff septic	Vegetable garden	Gas: Not specified
Well	Roof	Light
External area	Parkingspace	Garage
Flooring	Distance to sea	Distance to ski resorts
Distance to hospital	Water bath	Terrain: 6200 m²







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

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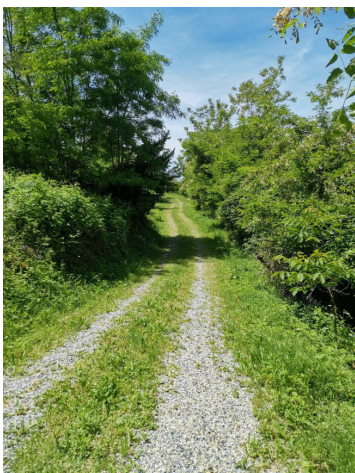
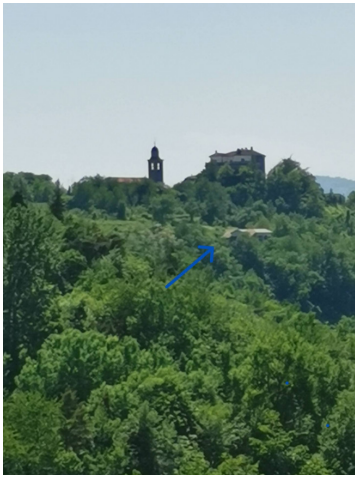
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