

## Villa / House for Sale to Mombarcaro



### 720 square meters | Bathrooms: 8 | Bedrooms: 7 | Rooms: 15

Stunning property in the municipality known as 'Vetta delle Langhe' (Peak of the Langhe), Mombarcaro. Immersed in nature, surrounded by chestnut woods, with a paved road leading to and ending at the property, we offer this wonderful farmhouse consisting of three main buildings as well as various outbuildings.

As soon as we approach the property, we immediately notice the attention to detail and the desire, in the renovation carried out, to leave unchanged the authentic features that make it truly unique. All the buildings are made of Langa stone

-The first building has 3 levels. In the basement, there is an entrance hall, a reception area, a fully equipped kitchen, a living room, a bathroom, a pantry and a veranda used as a shelter for potted plants in winter and for storing various equipment.

A staircase leads to the upper floor, where there is an entrance hall, a shared bathroom, 2 bedrooms with bathrooms and a beautiful breakfast room with windows.

Further up the stairs, in the hallway/corridor, there are 4 bedrooms and 4 bathrooms.

This first building is ideal for accommodation. The rooms feature excellent finishes and furnishings.

-The second building is ideally the main part of the property and consists of a ground floor entrance hall with bathroom, a bedroom with bathroom and a kitchen, a wonderful spiral staircase leading to the large living room with fireplace on the first floor, which is bright and characteristic with large windows. Exposed roof. Breathtaking view of the valley.

- The third building is on two levels. On the ground floor, there are six rooms used as cellars and storage rooms, and five rooms plus a terrace on the first floor.

The systems are recent with solar thermal for domestic water. The first building, used as accommodation, is heated by an LPG boiler with an underground tank and radiators, while the second building is heated by a wood-fired boiler and has underfloor heating. The property is served by two water supplies, one public and one private.

The windows and doors are all double-glazed wood.

Septic tank.

Round, stone, in-ground swimming pool for cooling off on summer days.

The property includes approximately 22,500 square metres of land, partly arable and partly wooded.

## Certifications

### Energy Label:

## Property details

<b>Reference code:</b> 6060	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Villa / House	<b>Region:</b> Piemonte
<b>Province:</b> Cuneo	<b>Municipality:</b> Mombarcaro
<b>Price:</b> € 800.000 negotiable	<b>Total sqm:</b> 720 square meters
<b>Bedrooms:</b> 7	<b>Bathrooms:</b> 8
<b>Rooms:</b> 15	<b>State of conservation:</b> Great
<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>Balconies:</b> Present, 20 square meters	<b>Garden:</b> Private, 23.000 square meters
<b>Kitchen:</b> Habitable	

## Features

<b>Cellar:</b> 20 m <sup>2</sup>	<b>Electrical system:</b> Up to code	<b>Terrain type:</b> Hilly
<b>Additional positions:</b> In the countryside	<b>Access:</b>	<b>View:</b>
<b>Water:</b> Municipal	<b>Sewerage:</b> Imhoff septic	<b>Gas:</b> GPL
<b>Solar panels</b>	<b>Roof</b>	<b>Flooring</b>
<b>Distance to sea</b>	<b>Distance to ski resorts</b>	<b>Distance to hospital</b>
<b>Terrain:</b> 23000 m <sup>2</sup>		

## Nearby

<b>Sport complexes</b>	<b>Postal offices</b>	<b>Municipal offices</b>
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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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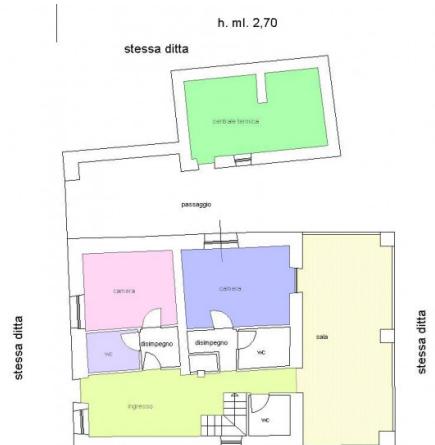
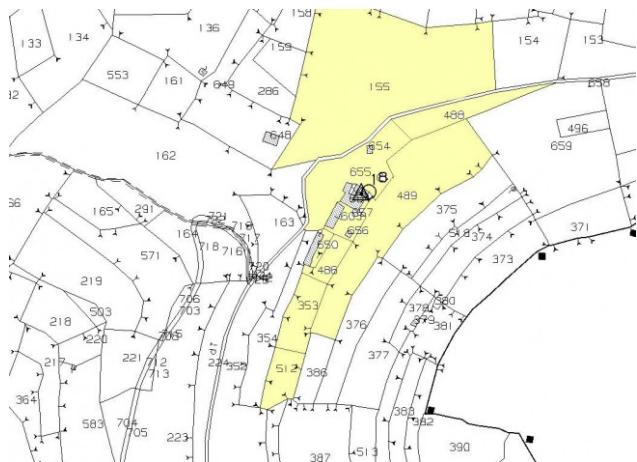
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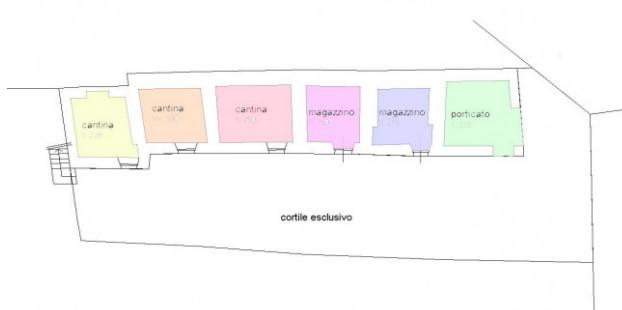
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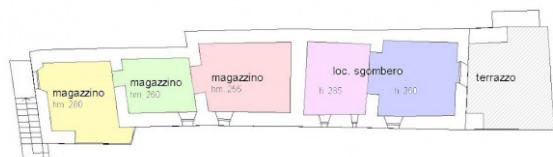
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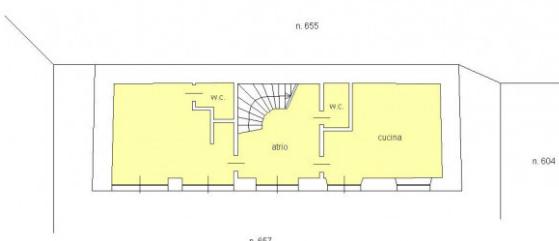
## PIANO TERRA



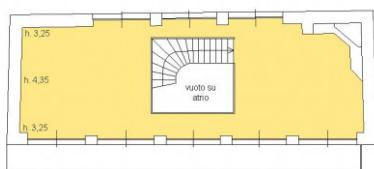
### PIANO PRIMO



PIANO TERRENO  
h. 270



#### PIANO PRIMO



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