

Villa / House for Sale to Camerana



300 square meters | Rooms: 6

Alta Langa, Camerana - We offer a charming detached villa set in a dominant, elevated position within a characteristic hamlet of Camerana. The hamlet is easily reached via a well-paved road that is comfortably accessible year-round; running alongside the property, this road carries virtually no traffic.

The villa stands in an elevated position relative to the surrounding homes and is accessed via a gated entrance leading onto a paved courtyard.

From the courtyard, you enter the main living area, which features an entrance into a spacious living room with a large kitchen, a double bedroom, and, off the bedroom, a bathroom with a shower. The house is bright, with direct access to a terrace perfect for outdoor dining on summer evenings.

Ideal for hosting guests, the property also includes an independent guest suite with its own separate entrance, comprising a bedroom, bathroom, and pantry/storeroom. A small external door provides access to a low-clearance, non-habitable attic space.

The property includes approximately 4.400 sq.m. of surrounding land, highlighted by a delightful, well-lit landscaped garden at the front.

Completing the estate are two spacious storage outbuildings currently used for equipment storage, which previously served as horse stables.

The overall structural condition is good, featuring solid brick walls for the main residence and traditional stone masonry for the outbuildings; the roofs are in good condition throughout.

The living accommodation is equipped with mains gas heating, powered by a boiler replaced just two years ago. Connected to the municipal water supply; private waste system via an Imhoff septic tank located in the garden.

Property details

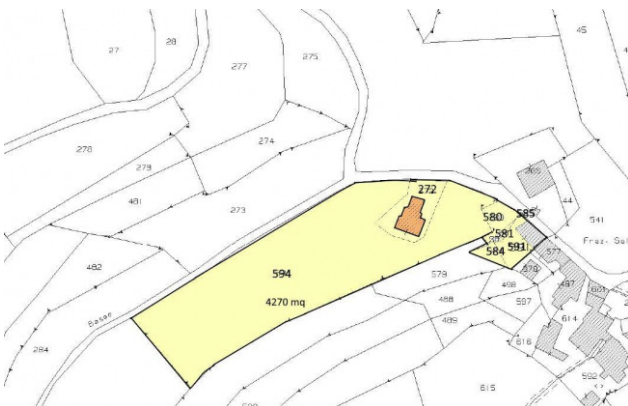
Reference code: 6152	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Villa / House	Region: Piemonte
Province: Cuneo	Municipality: Camerana
Price: € 85.000 negotiable	Total sqm: 300 square meters
Rooms: 6	State of conservation: Good
Central heating: Self regulating	Available: Yes
Terrace: Present	Garden: Private, 4.400 square meters
Kitchen: Kitchenette	

Features

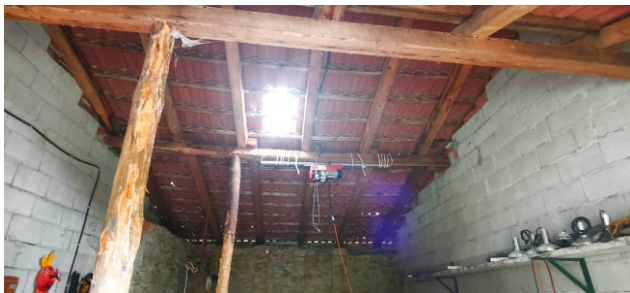
Terrace: 60 m ²	Shower	Aluminium frames
Blinds	Terrain type: Hilly	Acces
View	Water: Municipal	Sewerage: Imhoff septic
Gas: GPL	Roof	Light
External area	Parkingspace	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Water bath	Terrain: 4400 m ²	

Nearby

Soccerfields	Playgrounds	Bar	Postal offices
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



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