

Villa / House for Sale to Cortemilia



150 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

Villa in Cortemilia, Langhe of Piedmont, a site protected by UNESCO as a world heritage site, in the midst of the greenery of the Langhe, in a dominant position with a beautiful view of the valley and the town of Cortemilia, this house was built in the middle of land hilly-flat of approximately 8000 m2, with wonderful views of the valley below, the town of Cortemilia and the Alps, all lawn, orchard, arable land. A slightly isolated but beautiful location, the house is perfect, ceramic floors, simple but beautiful wooden glass windows, electricity, municipal and spring water, heating with combined oil/wood boiler, roof with concrete tiles, burglar alarm, etc. All on one floor with large living room with fireplace, kitchen, 3 bedrooms, 2 bathrooms and pantry. Another adjacent building with garage, cellar and warehouse, boiler room. The spring water, which flows at the foot of the plot, was channeled by a pump which made it reach both the house system and an external tap. The system is currently at a standstill because the pump has been removed, but it is possible to restore everything. Obviously there is also water from the municipal aqueduct.

House and site are very well kept, ideal for those who want to feel comfortable surrounded by greenery and nature in a ready house, in the middle of the typical hazelnut cultivation area and a stone's throw from the areas of the great Alba, Barbaresco, Barolo wines .

The sea can be reached in 60 minutes and the ski slopes in 90-

Certifications

Energy Label:

EPI: 63.42 kwh/m²

Property details

Reference code: 3798

For Sale/For Rent: Sale

Type (Apartment, villa, etc): Villa / House

Region: Piemonte

Province: Cuneo

Municipality: Cortemilia

Price: € 140.000

Total sqm: 150 square meters

Bedrooms: 3

Bathrooms: 2

Rooms: 5

State of conservation: Good

Floor type: Ground floor

Total floors: Yes

Central heating: Self regulating

Parking space: Open

Building age: 1983

Current condition: Empty at time of deed

Available: Yes

Garden: Private, 8.000 square meters

Distance to sea: 60 meters

Kitchen: Habitable

Box: Single, 40 square meters

Features

TV antenna: Autonomous

Closet

Cellar

Fireplace

Telephone system

Electrical system: Up to code

Shower

Wooden frames

Alarm

Blinds

Terrain type: Hilly

Additional positions: Not specified

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: 8000 m²

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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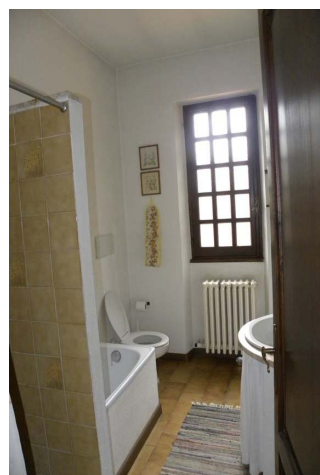
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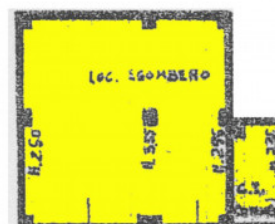
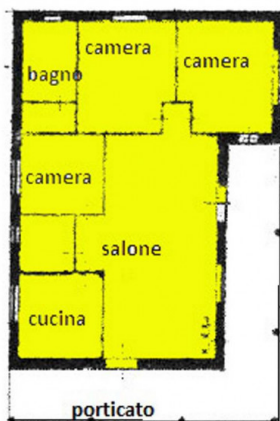
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