

## Farmhouse / Estate - Semi-detached for Sale to Cortemilia



**250 square meters | Bathrooms: 1 | Bedrooms: 3 | Rooms: 6**

Langhe albesi, territories protected by UNESCO as a world heritage site. Splendid property for sale in Cortemilia in the heart of the Langhe. Unique for its position and view, it is located just a few minutes from the centre, which dominates from above, offering a breathtaking panorama. Access from a communal road that becomes private for just a few metres (about ten) behind the house. The whole is made up of the old SEMI-INDEPENDENT manor house two buildings used as storage/tool store, the barn and about 3000 sqm of land, which could be increased if desired with the sale of further sqm. In common with the neighbour's property, the boundary wall with the barn and the small private access road. The living area is on two levels with an entrance on the staircase that leads on one side to the kitchen, which in turn is connected to a laundry room, and on the other to the living room, while opposite the door to the mezzanine we find a hallway used as a pantry and a bathroom. On this level there are marble/granite floors, single-glazed wooden window frames and wooden interior doors, a bathroom with bath and 1980s finishes, but all perfectly maintained. Going up the staircase, one arrives at the sleeping area composed of two bedrooms, one of which has access to a huge terrace of over 40 sqm which mainly overlooks the courtyard and the valley behind. From the other room it is instead possible to access internally the adjacent barn, which can also be reached externally by means of a ladder; the latter is resolved into a single room of about 30 sqm with a balcony, under which there is a shed of equal dimensions. Also on this level are grit floors and finishes from the 70s/80s. Next to the main entrance there is another building with a shed, storage room and woodshed which run along the whole side of the house and lead again to two nice cellars; on the road side instead a series of hen houses and animal areas for a total of about 75 sqm. Communal water, electricity, stove heating and gas by cylinder. Septic tank

The property is completed by a beautiful plot of land partly planted with hazelnuts of 3000 sqm, but if you wish you can also buy more.

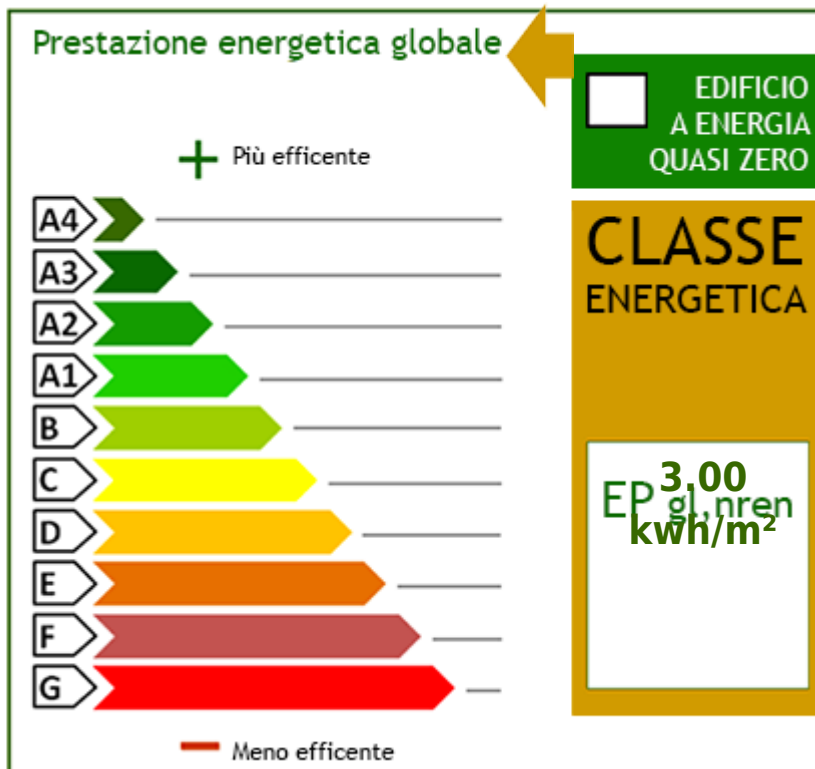
Truly unique for location and view

## Property details

<b>Reference code:</b> 5292	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Farmhouse / Estate - Semi-detached	<b>Region:</b> Piemonte
<b>Province:</b> Cuneo	<b>Municipality:</b> Cortemilia
<b>Price:</b> € 90.000 negotiable	<b>Total sqm:</b> 250 square meters
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 1
<b>Rooms:</b> 6	<b>State of conservation:</b> Decent
<b>Floor type:</b> On two levels	<b>Total floors:</b> 2
<b>Central heating:</b> Absent	<b>Parking space:</b> Open
<b>Building age:</b> 1950	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Balconies:</b> Present
<b>Terrace:</b> Present, 40 square meters	<b>Garden:</b> Private, 3.000 square meters
<b>Kitchen:</b> Habitable	<b>Box:</b> Single

## Features

Terrace: 40 m <sup>2</sup>	Closet	Cellar
Wooden frames	Terrace: 40 m <sup>2</sup>	Blinds
Closet	Cellar	Terrain type: Flat
Wooden frames	Additional positions: In the countryside	Blinds
Acces	Terrain type: Flat	View
Additional positions: In the countryside	Water: Municipal	Acces
Sewerage: Cesspool	View	Vegetable garden
Water: Municipal	Gas: Not specified	Roof
Sewerage: Cesspool	Light	Vegetable garden
External area	Parkingspace	Gas: Not specified
Garage	Roof	Flooring
Light	External area	Distance to sea
Parkingspace	Distance to ski resorts	Garage
Distance to hospital	Flooring	Water bath
Distance to sea	Terrain: 3002 m <sup>2</sup>	Distance to ski resorts
Distance to hospital	Water bath	Terrain: 3002 m <sup>2</sup>





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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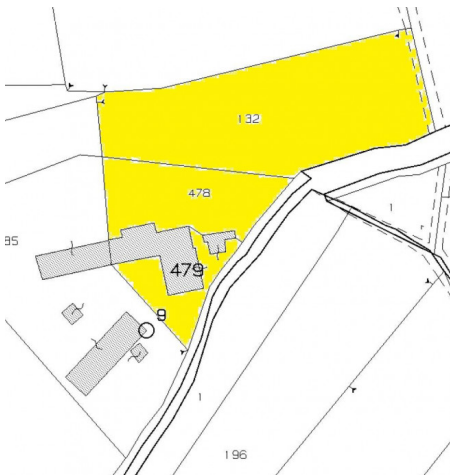
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