

Country House (rustic) for Sale to Pezzolo Valle Uzzone Zone: Gorrino



450 square meters | Bedrooms: 3 | Rooms: 20

Langhe del Piedmont, Pezzole Valle Uzzone, stone farmhouse of approximately 450 m2 unique in terms of location, typology and originality. The property is located on the slope of a hill with south-west exposure which guarantees permanent exposure in all seasons, the view is extraordinary with all the Alps on the horizon and sloping downwards onto the valleys below with the town of Cortemilia at the bottom. The land of the property is approximately 6,000 m2 in a single body of the house, moderately flat with park, lawn and former vineyard. The complex of buildings includes a residential house, various rooms for former agricultural use, warehouses, former stables, dryer, oven and other service elements. All the buildings are in excellent structural conditions, entirely made of stone, partly exposed and partly lightly plastered, absolutely original, never polluted by invasive renovations, the walls are exceptional in quality, the roofs are in fair condition. The main building is structured on two floors with a residential part to be renovated internally with some still having original plank floors and the remaining parts with former stables, warehouses, open and closed porticoes. The ceilings are partly made of old solid bricks. Then there are other service buildings, all strictly made of stone with rooms partly closed and partly open. The land around the building is substantially flat and very pleasant, easily manageable and with multiple possibilities of use. The complex has extraordinary potential both as a prestigious home in the Langhe and as a potential hospitality structure such as a B&B or guest house. If appropriately renovated, it could become one of the most beautiful properties in the area in terms of location, view, type and originality. The access road is municipal asphalted and then dirt road for about 400 metres, very nice flat and easily passable by any means of transport. The buildings are equipped with electricity connection and municipal aqueduct, furthermore there is a private spring water pipe and a water collection tank. Absolutely unmissable opportunity.

Property details

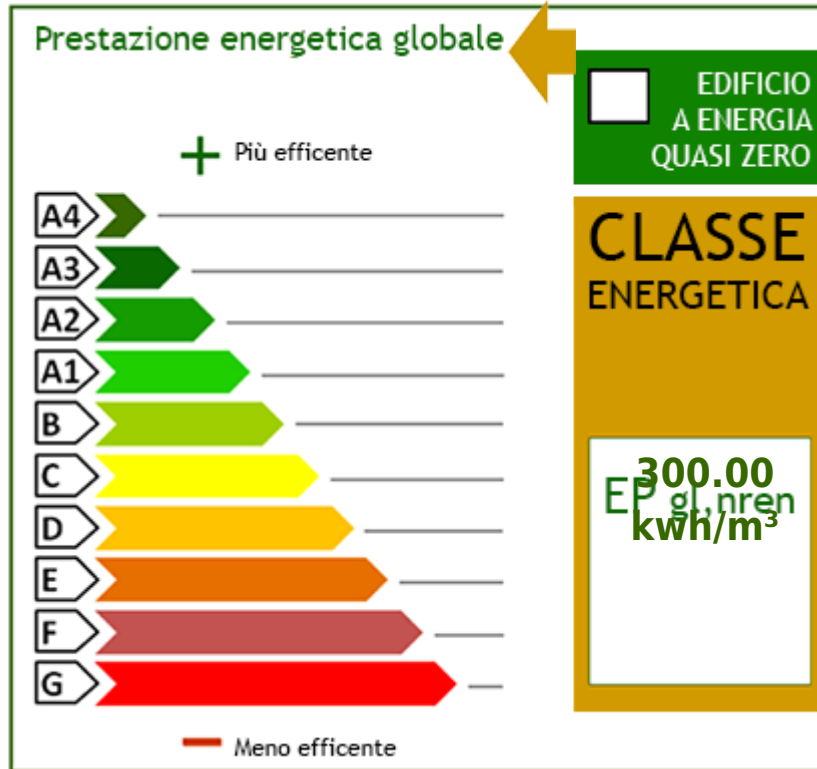
Reference code: 5434	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Country House (rustic)	Region: Piemonte
Province: Cuneo	Municipality: Pezzolo Valle Uzzone
Zone: Gorrino	Price: € 140.000 negotiable
Total sqm: 450 square meters	Bedrooms: 3
Rooms: 20	State of conservation: To be restructured
Floor type: On two levels	Total floors: 2
Central heating: Self regulating	Parking space: Open
Building age: 1900	Current condition: Empty at time of deed
Available: Yes	Terrace: Present
Garden: Private, 6.000 square meters	Distance to sea: 50 meters
Kitchen: Habitable	Box: Quadruple

Features

Terrace	Closet	Cellar
Fireplace	Wooden frames	Blinds
Terrain type: Flat	Additional positions: In the countryside	Acces
View	Water: Municipal	Sewerage: Not specified
Vegetable garden	Well	Roof
Light	Suitable for two families	External area
Parkingspace	Garage	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Terrain: 8000 m ²	ideal for horses	

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

Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

info@immobiliareipi.it - <https://www.immobiliareipi.it>

V.A.T. 01083550093





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



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







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





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

Immobiliare IPI

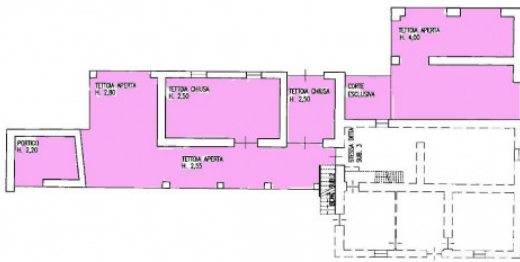
Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

info@immobiliareipi.it - <https://www.immobiliareipi.it>

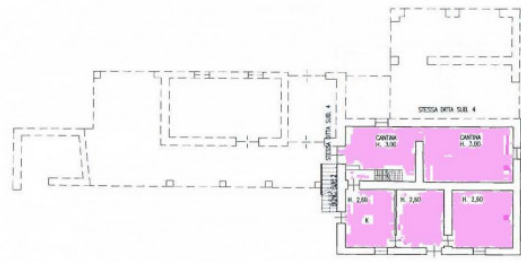
V.A.T. 01083550093



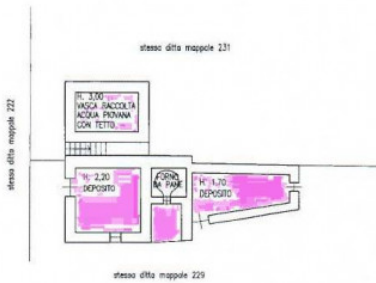
Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale
Immobiliare IPI
Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378
info@immobiliareipi.it - <https://www.immobiliareipi.it>
V.A.T. 01083550093



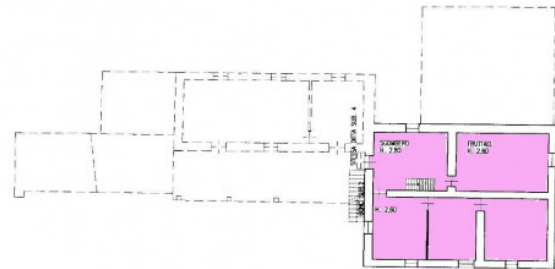
PIANO TERRENO



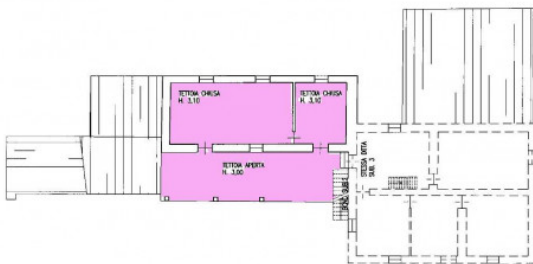
PIANO TERRENO



PIANO TERRENO



PIANO PRIMO



PIANO PRIMO



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