

## Farmhouse / Estate for Sale to Bosia



### **700 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8**

If your dream is to change your life, to reconcile with the rhythms of nature and at the same time you like human contact, this could be the solution for you.

Only 20 km from the capital of the Langhe, Alba, and 10 km from Cortemilia, in a landscape surrounded by hazelnut groves, vineyards and still tied to ancient traditions, we offer this wonderful property, with more than 20,000 square metres of fenced-in land, consisting of buildings in Langa stone and a luxury camping business with swimming pool and a rewarding view of the surrounding hills.

We reach the property via a convenient private access that takes us to the first building, which has been partly renovated, where we find the property's industrial kitchen and a bathroom, an open portico, 2 rooms on the first floor that could become an additional guest flat and a beautiful vaulted cellar in the basement. The roof has recently been renovated and is already insulated.

The second building we encounter is the manor house. Renovated with taste and attention to detail, it has an entrance on the ground floor, living room with wood-burning fireplace and panoramic terrace, kitchen, living room/bedroom with bathroom.

On the upper floor, with access via internal staircase we have a living room, large bathroom, a small bedroom/study and bedroom. Large balcony overlooking the courtyard.

The renovation of this building also involved the plant engineering, which is therefore recent with LPG condensing boiler, photovoltaic panels, heat pump.

Externally to this building, on the courtyard side, there is a usable terrace with underlying storage rooms for tools.

With independent access from the main part, on the downstream side of the property, we find the camping area consisting of 5 yurts (large tents that can also be heated in the colder months with a pellet stove) with private outdoor area, pergola, electricity, water.

A communal area makes it possible to have breakfast outdoors - which is served with special "dedicated" baskets -, to enjoy the beautiful view, to bathe in the pool and sunbathe, and to organise barbecues among friends. The camping area has facilities with toilets reserved for each tent and with communal areas where a sauna or Turkish bath could possibly be made available to guests.

Interesting is the possibility of taking over the "agricamping" activity by continuing the floricultural activity inside the heated greenhouses at the side of the structure.

Wanting to create more 'pitches' there would be the possibility of increasing the number of tents present.

Turin 85 km

Milan 160 km

Genoa 115 km

Sea 65 km

## Property details

<b>Reference code:</b> 5867	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Farmhouse / Estate	<b>Region:</b> Piemonte
<b>Province:</b> Cuneo	<b>Municipality:</b> Bosia
<b>Price:</b> € 720.000 negotiable	<b>Total sqm:</b> 700 square meters
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2
<b>Rooms:</b> 8	<b>State of conservation:</b> Great
<b>Floor type:</b> On two levels	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Parking space:</b> Covered
<b>Building age:</b> 1850	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Terrace:</b> Present, 20 square meters
<b>Garden:</b> Private, 22.000 square meters	<b>Distance to sea:</b> 60.000 meters
<b>Kitchen:</b> Present	

## Features

Terrace: 20 m <sup>2</sup>	TV antenna: Autonomous	Cellar: 40 m <sup>2</sup>
Electrical system: Up to code	Terrain type: Hilly	Acces
View	Water: Municipal	Sewerage: Imhoff septic
Gas: GPL	Solar panels	Roof
Flooring	Distance to sea	Distance to ski resorts
Terrain: 22000 m <sup>2</sup>		

## Nearby

Cycle paths	Bar	Postal offices
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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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