

Villa / House for Sale to Pezzolo Valle Uzzone Zone: Gorrino



130 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4

Cuneo Langhe, enjoy a breathtaking view of the Maritime Alps in total peace and serenity from this corner of paradise.

At Gorrino, in the municipality of Pezzolo Valle Uzzone, we offer this country house surrounded by approximately 11,800 square metres of terraced land totally facing south with meadows, fruit trees and Mediterranean plants such as rosemary and olive trees to testify to the exceptional location.

Access, in the last part, is by a dirt road.

The building is totally in traditional Langa stone and is on 2 levels.

On the ground floor we have a habitable kitchen with fireplace, a living room, a bedroom and a bathroom.

From the living area there is access to the attic, which is very low and in which a bedroom has been obtained, in case of emergency, for any impromptu guests.

In the basement, on the other hand, we have a cellar with storage room and a storage room. The storage room is also in excellent condition and can be used as an additional room in case of guests.

Externally, a woodshed/storage building is partially equipped as a sauna, which is very pleasant for relaxing on winter days.

Also outside the building we have a nice wood-burning oven for making bread, pizzas and excellent cakes.

The installations are from the time of renovation carried out in the 1990s, the windows are double-glazed wood, heating is by means of various wood-burning stoves. Solar panels for electricity installed in 2022

Imhoff tank, communal water.

The charm and poetry that inspires this house is irredeemable. Although small in size, the interiors have been reworked with exceptional taste and imagination, while retaining the materials and characteristics of the period of construction. Every single space and object is aimed at functionality and simplicity but at the same time creates a harmonious whole of rare beauty. Absolutely to be seen.

Property details

Reference code: 5935	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Villa / House	Region: Piemonte
Province: Cuneo	Municipality: Pezzolo Valle Uzzone
Zone: Gorrino	Price: € 210.000 negotiable
Total sqm: 130 square meters	Bedrooms: 2
Bathrooms: 1	Rooms: 4
State of conservation: Decent	Floor type: On two levels
Total floors: 2	Central heating: Self regulating
Building age: 1920	Current condition: Empty at time of deed
Available: Yes	Terrace: Present, 20 square meters
Garden: Private, 11.800 square meters	Distance to sea: 50 meters
Kitchen: Habitable	

Features

Terrace: 20 m ²	TV antenna: Autonomous	Closet
Cellar: 12 m ²	Fireplace	Shower
Wooden frames	Blinds	Terrain type: Terrace
Additional positions: In the countryside	Acces	View
Water: Municipal	Sewerage: Imhoff septic	Vegetable garden
Solar panels	Roof	Light
External area	Parkingspace	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Water bath	Terrain: 11800 m ²	

Nearby

Gyms	Spas	Soccerfields	Sport complexes
Tenniscourt	Cycle paths	Playgrounds	Railway station
Public transport	Kindergarden	Elementary school	Middle school

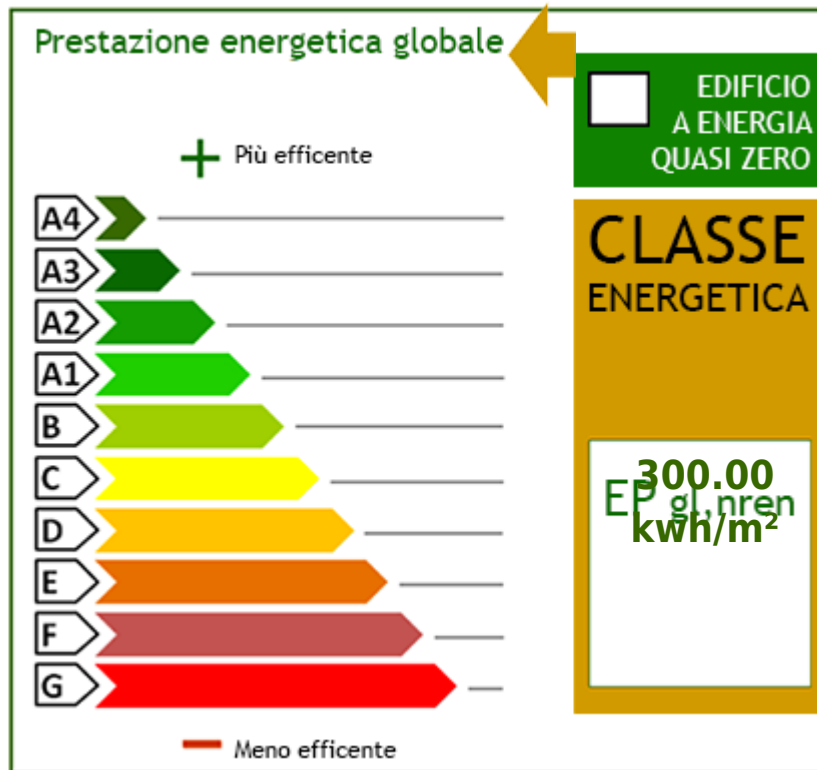
High school

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

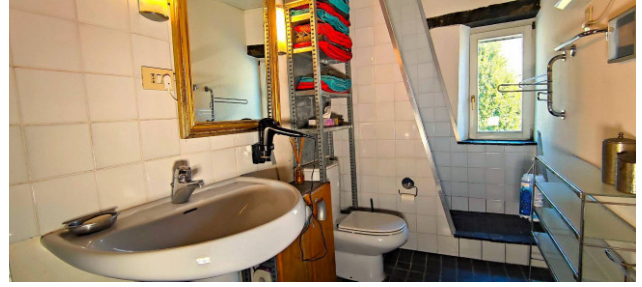
Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

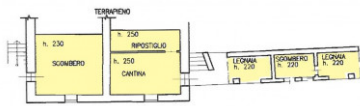
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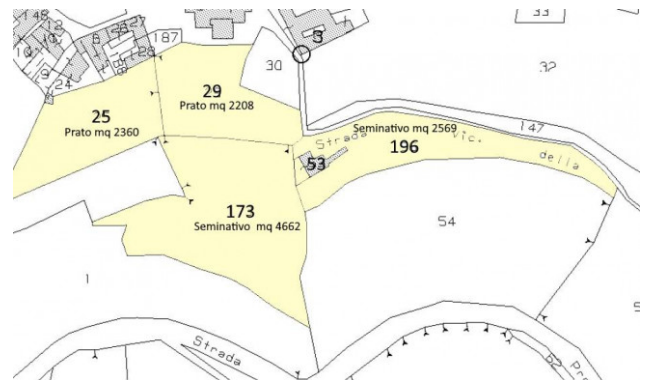




PIANO SEMINTERRATO



PIANO TERRENO



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