



## **Rustic/Farmhouse/Court for sale in Serravalle Langhe**

### **€ 270.000**

### **Ref. CBI116-1582-40**



**854 sq.m. | Bathrooms: 1 | Bedrooms: 5 | Rooms: 8**

In Serravalle Langhe, in a peaceful setting, immersed in the vineyards of the Langhe hills and with a panoramic view of the Alps, we offer for sale a farmhouse of about 854 square meters free on all four sides, arranged over three levels. The solution is to be completed and requires renovation works. The 284 m2 farmhouse is on two levels. On the ground floor kitchen, living room, hallway, utility room and bedroom. On the first floor we find the two large bedrooms and the bathroom. Adjacent to the property we have another structure developed on three floors and divided as follows: in the basement a space used as a shelter for machinery and agricultural tools of 160 square meters; on the ground floor the former stable of 120 m2 and a utility room of 40 m2 and on the first floor the former barn of 160 m2. The property is completed by the courtyard, the land and a portico for a total of 90 m2, perfect for entertaining outdoors. With this property you will be able to enjoy the tranquility and beauty of the Langhe hills, from your garden or simply to enjoy the peaceful atmosphere of the countryside and you will have the opportunity to create your dream home in the heart of the renowned Piedmontese Unesco heritage wine region. This property is ideal for those looking for spaces to customize, or to create a B&B, or to be divided into several apartments for hospitality use.

### **Certification**

**Energy Class:** Not available



## Features

Property ID: CBI116-1582-40	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: Via Villa
Municipality: Serravalle Langhe	Total sqm: 854 sq.m.
Bedrooms: 5	Bathrooms: 1
Rooms: 8	Internal condition: To be renovated
Floor: On two-levels	Total floors: 2
Current Status: Available after the deed of sale	Balconies: Present
Garden: Private	Kitchen: Regular Kitchen













