# Piemonte

## Rochetta Belbo

Ref. 6247: Prachtige villa met panoramisch uitzicht
Asking Price: € 650.000



# Description

Located in the picturesque setting of the Alta Langa hills of Alba, less than 30 minutes from the capital of the Langhe, we find a charming property with unforgettable character. The property consists of a main building used as a home, an outbuilding and a tool shed, and almost 6 hectares of land.

Access to the house is via a private paved road. You enter the house through a balcony from where you have a beautiful panoramic view over the crested hills of the Alta Langa. Passing through the casement window (reinforced for security reasons by a second wooden door) you enter the kitchen, which has typical stone vaults and a beautiful fireplace that still works. Going through one of the old arched doors present throughout the house, you reach the dining room, now used as a study, and then a large living room, also with a fireplace and French doors giving access to the panoramic balcony.

On the first floor, there are three bedrooms, a balcony, two bathrooms and a laundry room.

In the basement there is a workshop, a room and a woodshed.

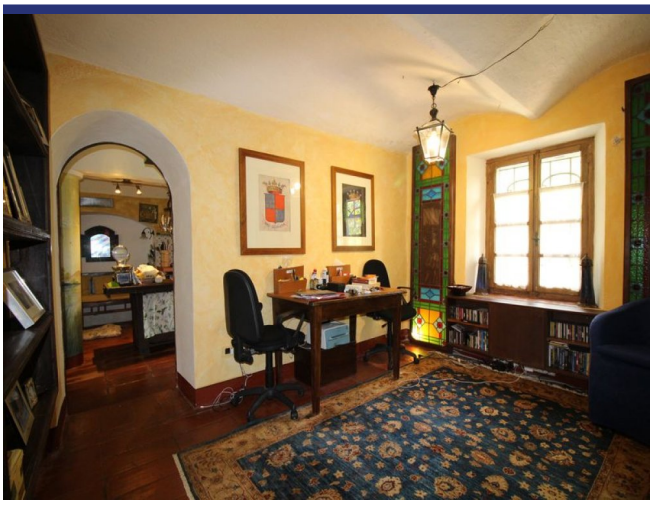
Many details in the architecture of the house contribute to a rural and magical, almost fairy-tale atmosphere. The nature that frames this place has been skillfully harmonised with the layout and furnishing - such as the wrought-iron gazebo - of the outdoor spaces, which are pleasant due to the pleasant views and perfect location.

The annex, characterised by its stone walls, consists of a bedroom, a living area with kitchenette and a bathroom. Here, too, you will enjoy spectacular views of the hills.

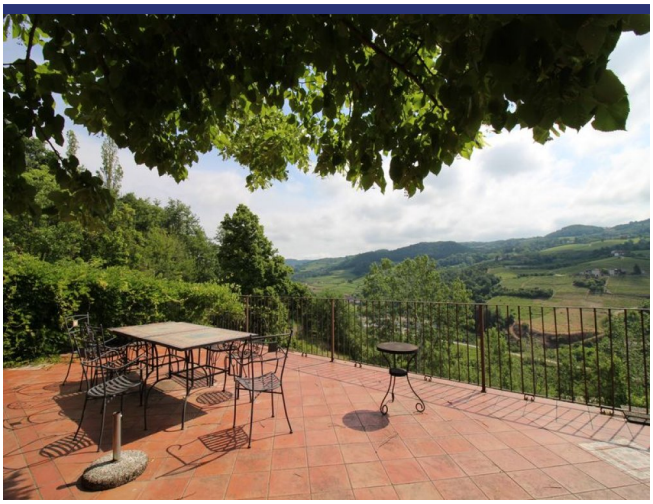
# Pictures



















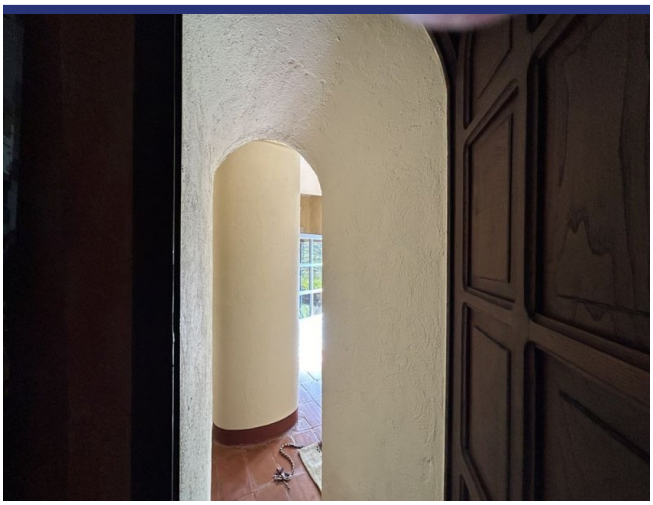


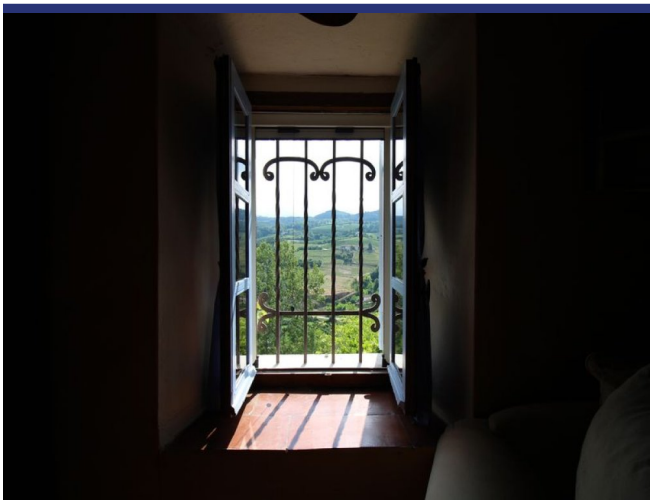




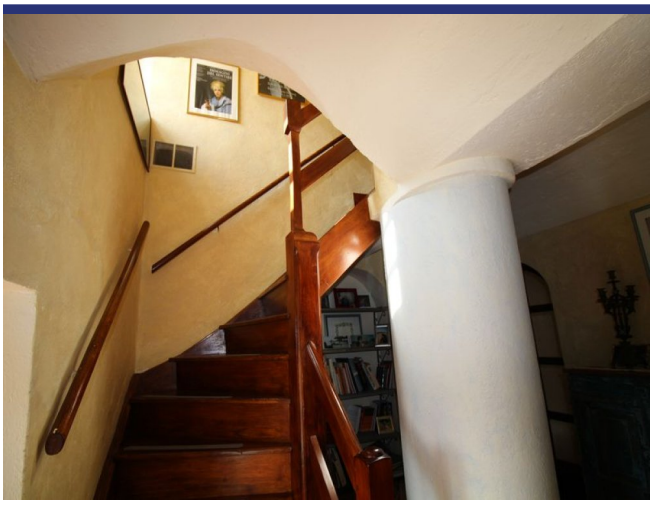


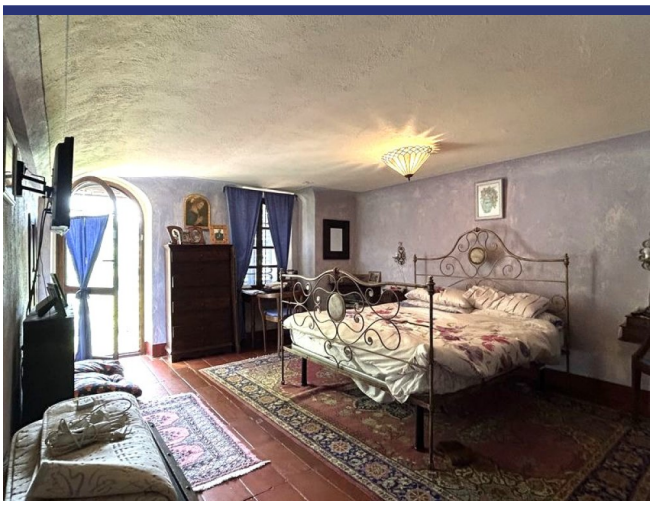


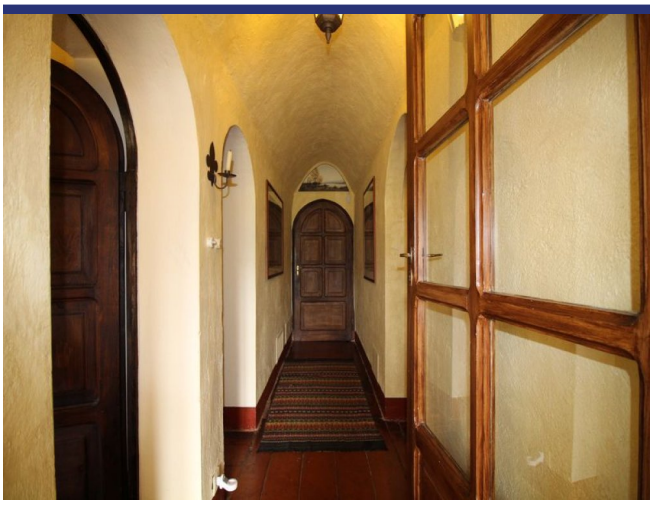






















# Location & Details




(Map does not indicate the exact location of the property)

- Reference: 6247
- Villa/Farmhouse
- Panoramic View
- 76 km to Sea
- 1 km to Village
- Garden
- Terrace
- Balcony
- Garage: Parking Space
- Guesthouse: To be realised
- Pool: To be realised
- Asking Price: € 650.000

- Floorspace: 350 $m^2$
- SQM Plot: 531 $m^2$
- Bedrooms: 3
- Bathrooms: 3
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

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