Piemonte

San Benedetto Belbo

Ref. 6629: A beautiful, authentic property in Piedmont
Asking Price: € 245.000



Description

Location

The property is situated in a secluded and peaceful location on the outskirts of a charming village.
It is accessible via a well-surfaced country lane and is in a perfect spot to enjoy both the countryside and the Italian
dolce vita.
Bossolasco and Murazzano are just a few of the charming towns within a few kilometres of the house.
The cities of Milan and Turin, the Italian Lakes, the Alpine ski resorts and the Ligurian coast are all nearby.

Property description

We are delighted to present this authentic, old cottage built of Langhe stone in the most beautiful, secluded and peaceful
location, yet on the outskirts of a village with amenities just a stone's throw away.
The building is truly authentic; its character and original splendour have been preserved.
It is divided into three parts: a perfectly restored house, a barn and another house.
House one has been carefully and lovingly restored; house two and the barn offer additional spaces where one
develop and create further living space; they offer very interesting potential for extension.
The group of houses could be suitable as a holiday home, a permanent residence or for development into a small tourist
business offering multiple accommodation options.
During the restoration, particular attention was paid to preserving the character of the old building, and
high-quality local materials

House One

A well-restored, characterful property, spread over a single floor

Kitchen – a country-style kitchen with direct access to the garden, ideal for enjoying the Italian
lifestyle in the open air; features of this space include terracotta-coloured floor tiles and a wood-pellet stove
Living room – a bright, cosy space with windows at the front and rear of the house; features include the
wood-burning stove and wooden floors
Hallway leading to two spacious bedrooms, each with a vaulted ceiling.
The hallway also leads to a traditional Piedmontese-style balcony overlooking the gardens.
Spacious bathroom with both a bath and a shower.
A few steps lead down to a lower level where the courtyard and a beautiful lawn are situated.
On this level, there are two further spacious rooms which are currently used as additional bedrooms

for friends and
family.
Utility room with toilet
Cantina, a wonderful space to display your wine collection.

Storage area

An external wooden staircase leads from the courtyard to a covered porch, a wonderful space with plenty of potential that is currently used as an outdoor lounge
Still on the first floor is a very large room, another blank canvas that you can furnish as you see fit
On the ground floor, there is also a large storage room/garage.

House Two

This section, with its exposed stone walls, has independent access from the outside or via an external staircase from the
courtyard and the garden.

On each floor there are three rooms where work has already begun on converting them into guest accommodation; these are now ready for the new
owners to furnish further to their own taste.

Courtyard and gardens

The property is situated in a truly beautiful location, with every part offering access to the spacious courtyard and the extensive
lawned garden at the front of the buildings.
The garden and courtyard are bordered by traditional Langhe stone walls.
There is more than enough space to build a swimming pool and a vegetable garden.
There is a pergola, an outdoor washbasin, a barbecue area and numerous terraces where you can seek shelter from – or indeed enjoy – the Italian sun,
depending on the season!!

Pictures











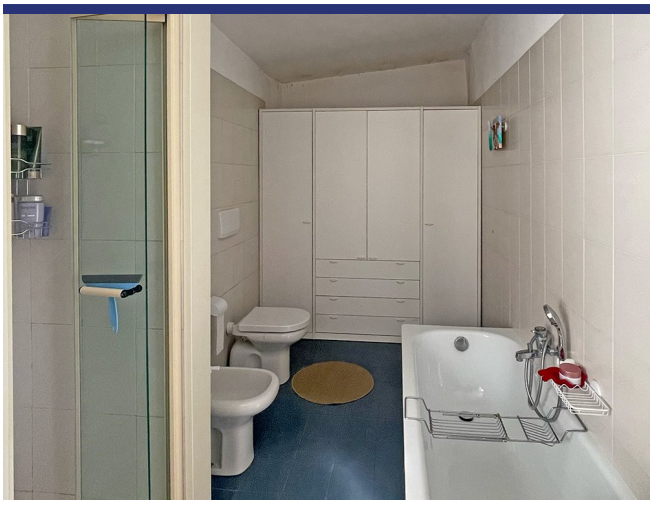


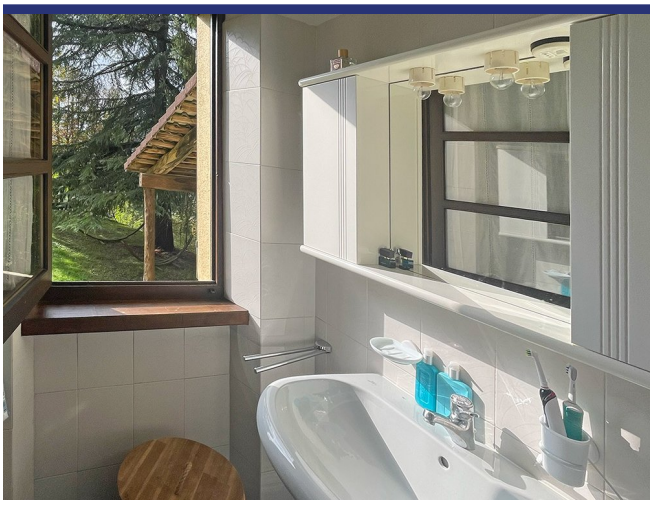














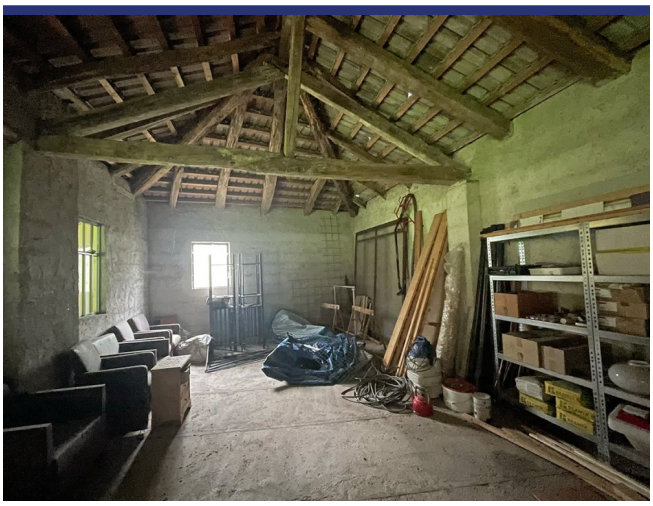
































Location & Details



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

- Reference: 6629
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 55 km to Sea
- 10 km to Village
- Garden
- Terrace
- Garage: Yes
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 245.000

- Floorspace: 380 m^2
- SQM Plot: 1555 m^2
- Bedrooms: 2
- Bathrooms: 3
- Rental Potential: Good
- Condition of the Property: 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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