



Detached house in Sale delle Langhe.

€ 139.000,00
Code 867

Total rooms: 9 | Rooms: 5 | Bathrooms: 2 | Surface area: 350 m²

In the characteristic land of lavender, just 5 minutes from the Turin-Savona motorway (CEVA toll booth) in the historic center of Sale delle Langhe, surrounded by the typical Langhe hills, FOR SALE main building used as a residence of approximately 300 sq m, almost fully furnished, equipped with independent methane heating, with a secondary building of approximately 50 sq m, land surrounding the property, located to the southwest, of approximately 100 sq m with a built-in well and additional garden land, located to the northeast of the building, of approximately 700 sq m with fruit trees, cherry, apple, pear, plum, walnut and bowling alley.

The property is surrounded by a wrought iron gate with a pedestrian entrance and two driveway entrances.

The main building used as a residence, with a Swiss pine tree over 10 metres tall and lilac flowerbeds placed in front of the entrance, is composed of:

ground floor with 4 rooms (two taverns with fireplace), services and accessories,

First floor comprising 5 rooms, bathrooms and accessories, two balconies, one overlooking the central square and facing the hills, the other overlooking the private garden, attic (with a height of 3 metres in the central part).

(It is possible to divide the property into two separate apartments of approximately 130 m² each, spread over two floors, or to use the entire property as a B&B).

Habitable ground floor, first floor partially to be renovated.

The property's strategic location, nestled among the hills of Mondovì—the capital of medicinal herbs and lavender fields—and its proximity to the Ceva motorway exit, just 40 km from the Ligurian coast, make this countryside location even more attractive.

Certifications

Energy rating	n.d.	0 Kw/m ² a
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Property information

Announcement date	30/10/24	Total rooms	9
Rooms	5	Bathrooms	2
Status	n.d.	Kitchen	Eat-in kitchen
Storage rooms	n.d.	Floor number	Entire building
Balconies	1	Terraces	1
Garden	Private	Furnished	n.d.
Heating	Independent heating		

Services





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