

for Sale to Castiglione Tinella Area: Brosia



303 sqm | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6

In the authentic setting of the eastern Langhe wine-growing region, a UNESCO World Heritage site, a fully renovated period house, free on four sides. The detached unit enjoys quadruple exposure and overlooks the surrounding vineyards, planted almost entirely with Moscato Bianco di Canelli (the premium grape variety used to produce Moscato d'Asti DOCG). The property, tastefully renovated in 2022, has a private garden of approximately 600 square meters. The interior is spread over two levels. The ground floor comprises a large living area with panoramic windows, an open-plan kitchen, a bedroom with a fireplace, a bathroom (with hand-painted tiles), and a laundry room (connected to the garage via a security door). The first floor comprises three bedrooms, a bathroom (with electric skylight), a balcony, and a large storage room. The property also includes a garage, cellar, and attic. The windows are new and double-glazed. The property is equipped with a volumetric and perimeter alarm system. The bedrooms are floored in oak parquet. The kitchen is included in the sale price and is equipped with a refrigerator, oven, five-burner gas stove, dishwasher, and a central island with a "carpet" of antique cement tiles. The building is in excellent overall condition (the facade was completely redone in 2019, the roof was made safe again in 2019, and the crawl space with igloos was finally created from scratch under the building). The boiler, heating system, and tubular radiators are new (2022). Cat. A/2, 9 rooms, cadastral income €381.15.

Property details

Ref.: 13686

Reason: Sale

Type:

Region: Piemonte

Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

Chiusano & C. Torino

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Province: Cuneo	Municipality: Castiglione Tinella
Area: Brosia	Price: € 490.000
Total sq.m.: 303 sqm	Bedrooms: 3
Bathrooms: 2	Rooms: 6
Total Floor: 2	Age Construction: 1930
Available: Yes	Garage: Single

Features

Tv Antenna	Fireplace	Parquet
Wiring	Shower	Wooden Window Frames



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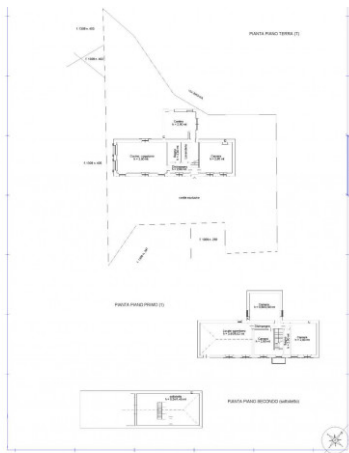
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PLANIMETRIA INDICATIVA

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