



## Bosco Della Luja

### Информация об агенте

Название:	Edward Crompton
Название компании:	Realpoint Property Ltd
Страна:	Великобритания
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	English
Веб-сайт:	

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 850,000

### Местоположение

Страна:	Италия
Область:	Пьемонт
Город:	Loazzolo
Добавлено:	08.11.2020
Описание:	

The complex Bosco della Luja is located in the Langhe Astigiana in a hilly area, very quiet, without noise or air pollution, 525 m. above sea level, 10 km. from Canelli (the most important town of the Moscato) and 40 km. from Asti.

The Holiday Farm is in the heart of the wood of the Luja river (Bosco della Luja), a hilly still uncontaminated area of woods and vineyards, on which a project of environmental guardianship is in progress, through the constitution of a natural reserve, at the borders of the "Vineyard Landscape of Piedmont" (territory around Canelli), recognized as UNESCO World Heritage.  
(<http://whc.unesco.org/en/list/1390>).

Among the characteristics of the area it detaches the fauna: in the small stream of the Luja river still live rare shrimps, and in the skies it circles a bird of prey typical of the Langhe's, the Biancone, predator of reptiles; in the area also abound wild boars and roes. As regards the flora, there is at least about twenty variety of wild orchids of the hundred Italian variety known by the botanists.



The ownership covers 5,5 hectares of which 2,5 cultivated to vineyard (vines Chardonnay, Dolcetto and Nebbiolo).

The residential structure consists in a great building prepared on three floors, with 9 great rooms, a saloon, a garage, a wine cellar and various pertinences.

In this farmhouse in stone (to 525 meters on the level of the sea), they were created 5 great rooms, equipped with all services, available for guests, for an original and relaxing vacation in contact with the nature.

The property has been completely renovated in accordance with the typical style of stone house of Langhes in 2002 and 2007.

The last restructuring, to turn the old farmhouse to agriturismo, has rigorously preserved the antique structure of stone to sight, typical of the Langhes.

Also in winter the climate is particularly mild, thanks to the sea breeze that arrives from the neighbour coast of Liguria (and also promotes the olive growing: in the property there are 30 olive trees).

The area has great natural and gastronomic interest.

Further details

Building:

Energetic certification: E class;



The rooms to deprived use are 4: stay (with an old fed up Thun), bedroom (with fireplace), kitchen, cameretta, deprived bath;

The rooms for the guests are 5, one on the first floor, four on the second floor; each room is equipped with bathroom;

On the first floor, there is an entrance, a veranda (usually used to serve breakfast for guests ), a porch and a large terrace;

There are a great saloon (with fireplace), a cantinetto, a place turned to laundry/bathroom, a portico with firewood oven and a barbecue;

On the ground floor there are two large rooms used as a cellar and garage/workshop and a portico below the terrace;

The perimeter of the building is about 400 square meters on a land parcel (cadastral particle) of about 900 square meters; unbuilt parts are paved; each room is 25 to 30 square meters; the living room (salone) has an area of 70 square meters;

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There are building permits for the construction of an area of ??the kitchen and for the construction of a swimming pool. The potential buyer could use these licenses. (See PROGETTO\_CUCINE.pdf).

The heating of the building is secured by two LPG systems: a boiler serving the ground floor and first floor; a second boiler serving the second floor. The LPG is supplied in two containers (one on the ground, the other basement) of about 1,600 liters each.

All technological systems are compliant and certified .

In each room there are points of fixed network and internet wi - fi and satellite outlets . Currently, for convenience, they are used some satellite dishes for satellite TV. An additional antenna to connect to the Internet via satellite is not used, as there is adequate coverage of band via telephone cable. Each room has television receivers.

The water supply is provided by the public network and by a well that provides water of good quality and that , via automatic pump, can be fed into the domestic circuit.

The drains are independent and based on septic tanks (Imhoff), with the separation of the black, gray and white waters.

The building is fenced and preserved from the outside view by a thick hedge . It is accessed through a gate that opens onto a courtyard, where you can park your car comfortably 5/6. From the courtyard , it leads to two entrance doors and a porch (first floor ), as well as the garage and the lower parts (ground floor) .

Through a second gate, you enter a system of agricultural roads that lead in the various plots of the vineyard. This covers a surface area of about 2.5 hectares (1 ha. Chardonnay and the rest between Dolcetto and Nebbiolo). The total area of the property is hectares. What is not a vineyard it consists of roads, lawns, olive trees, cherry trees, nut trees an asparagus bed, a vegetable garden. The vines are all facing south and are naturally sloping.



The place is also suitable for those who want to change their lives and "savoir revivre"! Apart from poetry, for those who want to engage in a "clean" agriculture and tourism activities, the place is ideal. Currently it is offered a bed and breakfast, with prices ranging between 30 and 40 euros per person per night . Sometimes (in the summer), meals are served using the private kitchen, the oven, the barbecue, the porch and the terrace .

With a modest intervention, you can use the living room of the ground floor as a restaurant (with a capacity of 40 seats).

## Общие

Спальни:	9
Готовые кв.м.:	400 кв м
Площадь участка:	55000 кв м

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.691.474

