

Town House for sale in Limone Piemonte

€ 485.000

Ref. 9V06



140 sq.m. | Bathrooms: 3 | Bedrooms: 2 | Rooms: 5

Characteristic Stone House with Private Garden in the Historic Village of Limonetto.

In the heart of the authentic Alpine village of Limonetto, just 5 km from Limone Piemonte and approximately 500 metres from the ski slopes of the Riserva Bianca ski area, we offer for sale a characteristic stone and wood house converted from a 19th century barn, carefully restored in keeping with the traditional local architecture. The property is set in a context of great historical and scenic charm.

Completely renovated in 2013, the house combines the appeal of traditional mountain architecture with modern technical solutions focused on comfort, seismic safety and energy efficiency. The property measures approximately 140 sq.m. over three levels, with two independent entrances, one from the historic village street and one directly from the private garden of over 150 sq.m.

The house is arranged over three floors. The main level includes the entrance, a guest bathroom and a bright living area with open plan kitchen, fireplace and balcony. The attic level hosts a spacious master bedroom with walk in wardrobe, private bathroom and balcony. Thanks to the generous size of this floor, the layout could be reorganised to create a second bedroom. The independent bedroom on the ground floor, complete with private bathroom and direct access to the garden, represents a particularly interesting added value. It is already successfully used for tourist accommodation and

benefits from an established and loyal client base, offering the possibility of immediate rental income without the need for further investment.

Particular attention has been paid to energy efficiency. The heating and domestic hot water system combines a wood burning thermo fireplace, solar thermal panels and mains gas, managed by a sophisticated electronic system that automatically optimises the different energy sources. The property is also equipped with home automation for the remote management of the heating system and the video surveillance system.

Limonetto is one of the most authentic villages in the Maritime Alps, with bar and corner shop. It is surrounded by woodlands, mountain trails and spectacular natural scenery. Biking the Via del Sale, Explore Military Forts, Botanical Walks, relax at Mountain Huts, are only a few things it's possible to do in Limone Piemonte.

Its convenient location provides easy access from three nearby airports: Cuneo, Turin and Nice. The French Riviera is also within comfortable reach, with Monaco approximately one and a half hours away by car. For clients seeking maximum convenience and privacy, the area can also be accessed by helicopter. This combination of Alpine authenticity, ski access, summer outdoor activities and excellent international connections makes Limonetto an attractive destination throughout the year.

Certification

Energy Class: B

EPgInr: 100.17 kwh/□

Features

Ref.: 9V06

Reason: Sale

Categoria: Town House

Zip Code: 12015

Municipality: Limone Piemonte

Total sq.m.: 140 sq.m.

Bedrooms: 2

Bathrooms: 3

Rooms: 5

Floor: Multi-Storey

Heating: Independent

Balconies: Present, 2 sq.m.

Garden: Private, 150 sq.m.

Nearby

Bike Lanes

Playgrounds

Public Transport

Bar / Restaurant

