



**Cottage for sale in a ski resort in Italy**

*Italy, Piemonte*

<b>Price:</b>	<b>€ 890 000</b>
<b>Object type</b>	House
<b>Bedrooms</b>	2
<b>Land area</b>	1207 m2
<b>Area</b>	125 m2
<b>Category</b>	For sale



The hut is located in Sanya Longa, on Monti della Luna, in the Via Lattea ski area. Surrounded by greenery, it allows skiing or snowshoeing in winter, and access to the lakes on foot along paths. The hut fits perfectly into the mountain context thanks to the materials used, wood and stone, and also has a modern interior full of atmosphere. It is located 300 meters from the arrival point of the Sanya Longa chairlift and from the hotel's restaurant, La Baita della Luna.

In winter it can be reached by skis or snowmobile, in summer by car. Its commercial area is 125 m2, with a terrace of 9 m2 and a garage/porch for snowmobiles of 9 m2, as well as another terrace of 15 m2. It is surrounded by a private plot of 1207 square meters.

It is currently divided into two residential units.

The first floor on the ground floor consists of a living room with kitchen, utility room, boiler room, hallway with sink and large bathroom, veranda, snowmobile garage, land/yard.

The second one on the ground floor consists of a living room with kitchenette, bedroom, hallway with sink, bathroom and terrace; second floor/mezzanine: bedroom.

Built with greenery in mind, it features:

- photovoltaic systems with reconnection to the network.
- thermal solar panels for hot water supply.
- connection to the natural gas network for both cooking and heating using the latest generation natural gas condensing boiler.
- New independent modern sewer system for wastewater treatment.
- New connection to the municipal aqueduct.
- Anti-seismic design.
- Windows and doors made of wood, transmittance 0.9.
- Ventilated foundation with igloos and insulation on a reinforced concrete slab 16 cm thick.
- The perimeter walls and roof are well insulated and waterproofed.
- Ceilings made of wooden slabs and reinforced concrete with connectors using the latest technologies.



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+ 37125420529

- External facades are lined with wood and stone and plastered.
- Internal doors are all in a casket to optimize space.
- Special roofing made of sheet tiles with the latest generation ventilation systems.

**Contacts:**

**Bogdana Farafontova**

**GSM:** + 37125420529

(Viber, WhatsApp)

**E-mail:** bogdana@mgroup.lv