

Farmhouse / Estate for Sale to Merana



550 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 15

Spigno Monferrato, in the countryside of the Upper Monferrato region: 30 minutes from the coast and an hour from the ski slopes, a property in a hamlet a short distance from the village centre, which is easily reached on foot.

Situated on slightly higher ground, it offers lovely views over the village and the tower, and its south-facing aspect ensures it is sunny all day long.

The property comprises several buildings.

The main building is the residential one, which features a large open-air portico with an exposed roof on one side, a spacious garage for two cars, additional storage for agricultural tools, a very large garage, and a summer kitchen on the ground floor for preserving food and outdoor dining. There is also what used to be the old flat, comprising a kitchen, a bedroom and a bathroom accessible from the outside.

On the first floor of the main building, we find the actual living area, with a corridor leading to a utility room housing the boiler, two interconnecting bedrooms with a bathroom, a huge bedroom with a balcony and window, a further recently fitted bathroom, another bedroom and a 32-square-metre living room with kitchen.

From here, there is access to a veranda that could be converted into a further flat.

The roof is completely new, both in terms of the tiling and the beams; the gates, both pedestrian and vehicular, have been completely rebuilt; there is a further detached building with a former stable below and a barn above; and additional detached outbuildings including

a henhouse and a shed.

The finishes vary: the old part of the house features 1950s finishes, whilst the first-floor section has more recent finishes and installations dating from the 1980s to the 2000s.

The property is connected to mains water and electricity, and features a heating system comprising an LPG boiler, a pellet stove, a wood-burning stove and convector heaters in the old section.

Septic tank, mains water, electricity.

A property with great potential; it is in need of maintenance but is in excellent structural condition, with good finishes and quality materials in the main apartment. It also offers great potential for a B&B or guesthouse, given its large floor area and location a short distance from the sea, the ski slopes, the spa town of Acqui Terme and the wine-producing regions of Piedmont. Land of approximately 26,000 m² comprising arable land and flat grassland.

Certifications

Energy Label:

Property details

Reference code: 4940	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Farmhouse / Estate	Region: Piemonte
Province: Alessandria	Municipality: Merana
Price: € 175.000 negotiable	Total sqm: 550 square meters
Bedrooms: 4	Bathrooms: 2
Rooms: 15	State of conservation: Good
Floor type: Multi-story	Total floors: 2
Central heating: Self regulating	Current condition: Empty at time of deed
Balconies: Present	Garden: Private, 26.000 square meters
Kitchen: Habitable	Box: Double, 40 square meters

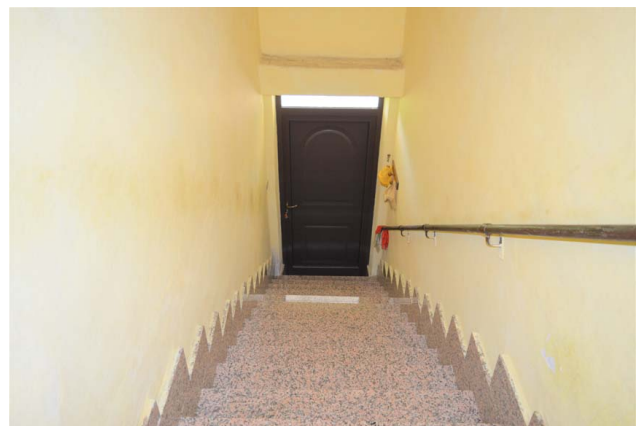
Features

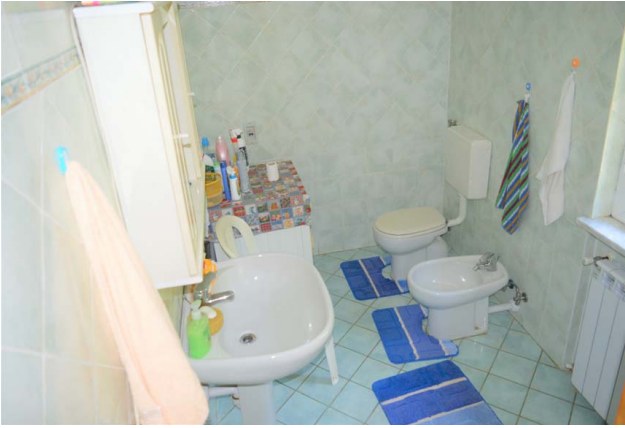
Terrace: 10 m ²	TV antenna: Autonomous	Verande
Closet	Cellar: 40 m ²	Fireplace
Telephone system	Shower	Wooden frames
Blinds	Terrain type: Hilly	Additional positions: Not specified
Acces	View	Water: Not specified
Sewerage: Imhoff septic	Vegetable garden	Gas: Not specified
Well	Roof	Light
Suitable for two families	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 26000 m ²		

Nearby

Gyms	Spas	Soccerfields	Sport complexes
Tenniscourt	Cycle paths	Playgrounds	Railway station
Public transport	Kindergarden	Elementary school	Middle school
High school	Bar	Postal offices	Commercial center
Municipal offices			







Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

Immobiliare IPI

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