

## Mansion / Manor House for Sale to Spigno Monferrato



**500 square meters | Bathrooms: 6 | Bedrooms: 7 | Rooms: 20**

TO SEE! OPPORTUNITY!

Spigno Monferrato, in the tranquillity and nature of the Basso Monferrato, 40 km from the Ligurian sea, in an inhabited hamlet but with good privacy we propose luxurious property. Access from an asphalted road that leads right up to the courtyard. Here we also find a small park with stone fence, now partially paved, which could become a beautiful swimming pool.

The complex as a whole is ideal for developing also receptive activities in parallel with the house.

--- The first building you come across is the old stone house, which has been completely renovated in a very careful manner. On the first floor, passing through a beautiful and spacious terrace with brickwork dehor, there is access to a large living area with kitchenette, cosy living room and a large bedroom on the right-hand side and a large bedroom on the left-hand side with a generously sized private bathroom with shower.

Double-glazed aluminium windows, partly double-glazed wooden windows, new lacquered doors, laminate and partly grit floors, access to the landing leading to the part below where there is a small service bathroom. On the ground floor, a further large bathroom with shower and toilet, a playroom with two beds and a very large room at courtyard level.

Everything beautifully finished, with laminate and pastel-coloured walls. Heating system with radiators on the ground floor (boiler missing). Underfloor electrical system, roof in excellent condition, redone new with partly exposed beams.

--- The 2nd residential unit, recovered from the former agricultural part has an entrance through a large gate leading onto the partially fenced courtyard in front of the house, garage which overhangs the same courtyard and structure which is on two levels.

Main entrance on the ground floor with a bathroom, large bright bedroom due to the two large windows with private bathroom with shower and toilet, on the left side living area with further bathroom and another bedroom.

An original spiral staircase leads to the first floor where we find a large living room with a ceiling adorned with fine stucco work, a large kitchen, a huge bedroom with a large private bathroom.

From the living area and the kitchen, as well as from the bedroom, access to the large terrace with a view of the 'Piana di Montaldo'.

New installations, underfloor heating, atmospheric lighting, stuccoed lintels, white double-glazed aluminium windows inside and wood tinted outside.

Underfloor heating and wood stoves for mid-season. Lamellar insulated roof with about 27 cm of insulation, the perimeter of the house is insulated with a coat of about 15 cm. Over 10000 square metres of land.

## Property details

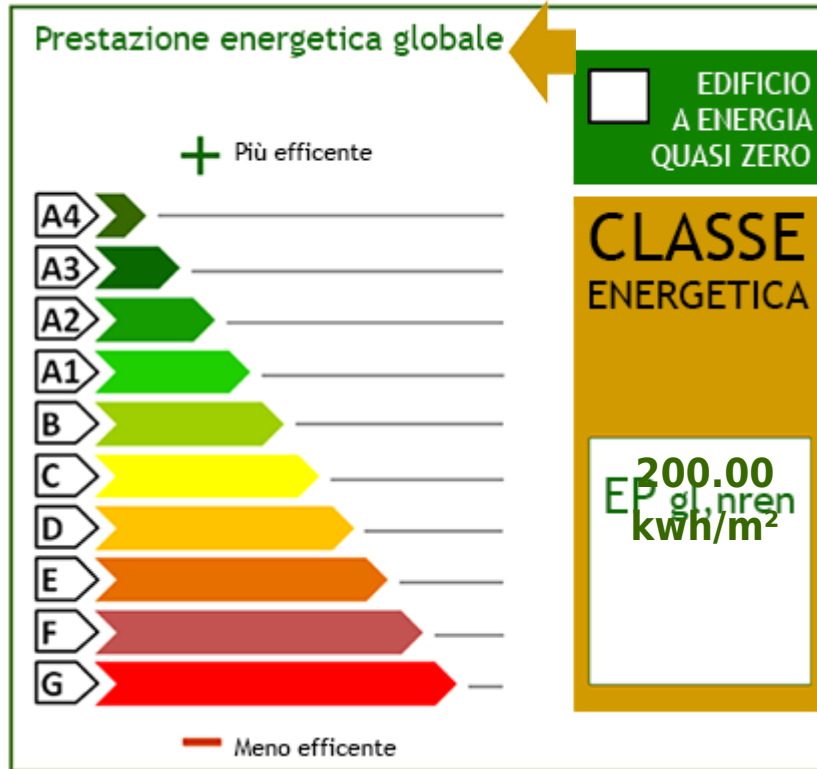
<b>Reference code:</b> 5243	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Mansion / Manor House	<b>Region:</b> Piemonte
<b>Province:</b> Alessandria	<b>Municipality:</b> Spigno Monferrato
<b>Price:</b> € 415.000 negotiable	<b>Total sqm:</b> 500 square meters
<b>Bedrooms:</b> 7	<b>Bathrooms:</b> 6
<b>Rooms:</b> 20	<b>State of conservation:</b> Great
<b>Central heating:</b> Self regulating	<b>Parking space:</b> Covered
<b>Building age:</b> 2012	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Balconies:</b> Present
<b>Terrace:</b> Present, 80 square meters	<b>Garden:</b> Private, 10.000 square meters
<b>Kitchen:</b> Habitable	<b>Box:</b> Single, 30 square meters

## Features

Terrace: 100 m <sup>2</sup>	Parquet	Electrical system: Up to code
Shower	Wooden frames	Aluminium frames
Blinds	Terrain type: Hilly	Additional positions: In the countryside
Acces	Water: Municipal	Sewerage: Imhoff septic
Roof	Light	Suitable for two families
External area	Parkingspace	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Water bath	Terrain: 10000 m <sup>2</sup>	

## Nearby

Soccerfields	Sport complexes	Tenniscourt	Cycle paths
Railway station	Public transport	Kindergarden	Elementary school
Middle school	Bar	Postal offices	Municipal offices





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

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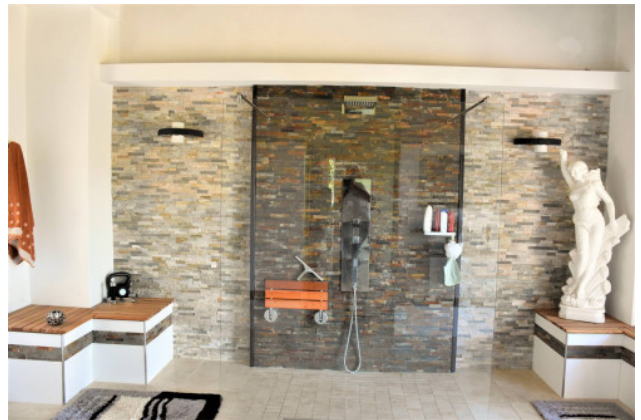
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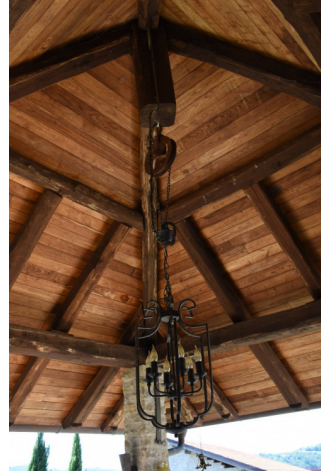
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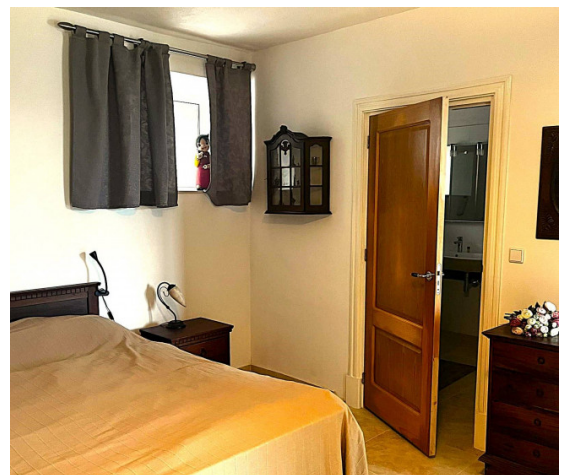
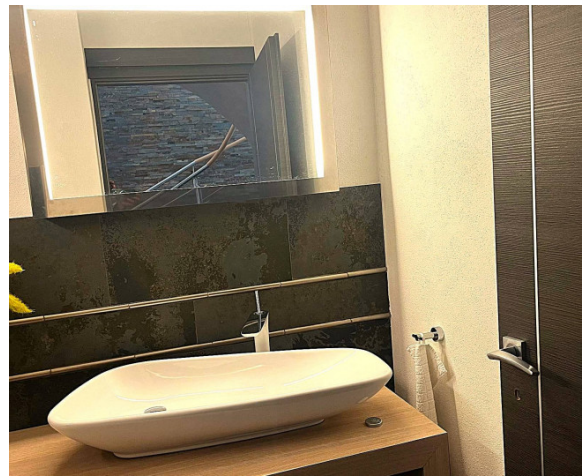
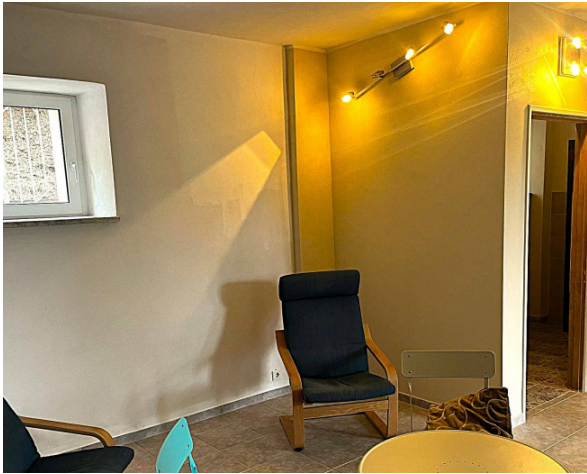
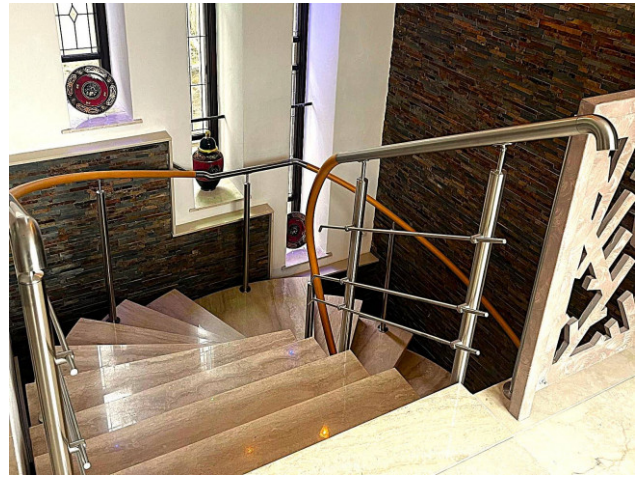
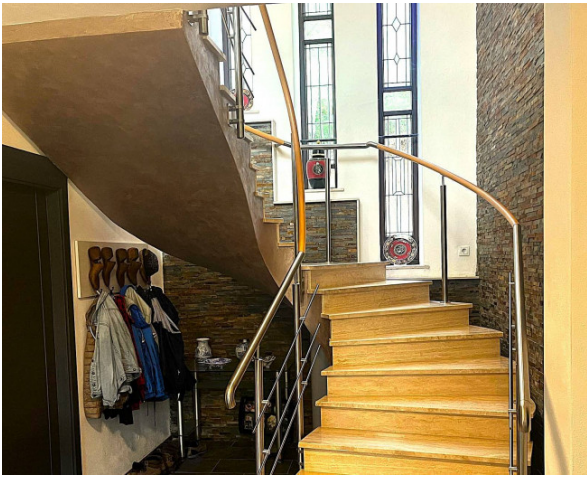
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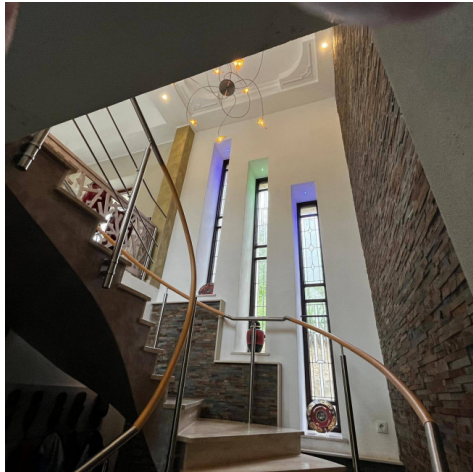
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