

## Farmhouse / Estate for Sale to Roccaverano



### 300 square meters | Bedrooms: 2 | Rooms: 12

Langhe Astigiane, bordering the UNESCO World Heritage Site, extraordinary property in a superb panoramic position. The entire plot of land is located on top of a hill with land that slopes downwards for a large part. There are two buildings, the larger of which has an L-shaped layout typical of the area. The property is divided into two separate residential units with two independent staircases. The houses are in need of renovation and are still in their original condition. Each unit consists of a kitchen, living room, and two bedrooms. There is also a more recent addition with two bathrooms, one on the ground floor and one on the first floor. There is also a former agricultural building with two former stables on the ground floor and a former barn on the first floor. On the ground floor is an open porch.

The other building is a former "chestnut drying room" with an oven, very beautiful and large for its type.

The buildings are partly exposed stone and partly plastered. Only some of the barn walls are brick.

Water and electricity are available. The property is accessed via a paved municipal road and then 150 meters of private dirt road. Absolutely unique in its type, never devastated by invasive renovations, located in a dominant position with optimal exposure, it is absolutely suitable both as a prestigious residence in an area free of any type of pollution or ugliness, and for possible hospitality and agritourism activities.

The sea can be reached in 50 minutes, the spa town of Acqui Terme in 20 minutes, and the Asti wine region in 20 minutes.

The total land area is 136,000 square meters, of which approximately 70,000 are arable.

### Certifications

#### Energy Label:

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## Property details

<b>Reference code:</b> 2941	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Farmhouse / Estate	<b>Region:</b> Piemonte
<b>Province:</b> Asti	<b>Municipality:</b> Roccaverano
<b>Price:</b> € 250.000 negotiable	<b>Total sqm:</b> 300 square meters
<b>Bedrooms:</b> 2	<b>Rooms:</b> 12
<b>State of conservation:</b> To be restructured	<b>Floor type:</b> Multi-story
<b>Total floors:</b> 2	<b>Central heating:</b> Absent
<b>Parking space:</b> Open	<b>Elevator:</b> Yes
<b>Current condition:</b> Empty at time of deed	<b>Available:</b> Yes
<b>Balconies:</b> Present	<b>Garden:</b> Private, 130.000 square meters
<b>Kitchen:</b> Habitable	<b>Box:</b> Double, 30 square meters

## Features

Closet	Cellar	Fireplace
Wooden frames	Blinds	Terrain type: Hilly
Additional positions: Not specified	Acces	View
Water: Municipal	Sewerage: Not specified	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
Terrain: 130000 m <sup>2</sup>		

## 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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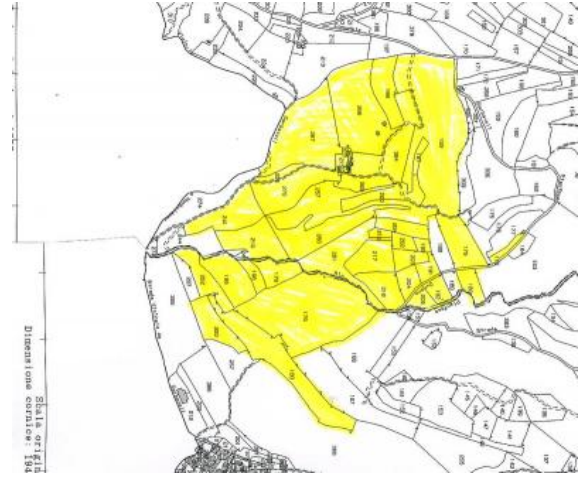
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