

## Mansion / Manor House for Sale to Acqui Terme



**240 square meters | Bathrooms: 3 | Bedrooms: 4 | Rooms: 15**

On the edge of the splendid town of Acqui Terme, in an elevated and dominant position, but still convenient to services, for sale an Art Nouveau manor house with surrounding land.

Access from a private driveway closed by an automatic gate that leads to the property consisting of a building for garage and storage use, the beautiful garden of about 2000 square meters partly terraced and the main house.

Coming from the driveway, a beautiful terrace with a garden in front of the house immediately opens up, with statues that give further prestige to the surroundings, a barbecue and a fountain: the ideal space for outdoor dining. The Art Nouveau villa stands on 3 levels with a boiler room and storage room on the ground floor, a garage that can easily contain three cars and the entrance to the living area, with armored door. Access to both the stairwell and the kitchen, thanks to a French window that opens directly onto the garden, again a dining room with fireplace, modern bathroom with shower, pantry and laundry room. Well-kept rooms with terracotta or stoneware floors mimicking stone, frescoed ceilings and stone details.

Going up the stone staircase, which in itself is a piece of furniture as it is also frescoed, we arrive at the first floor, where we find a further living room with a balcony, with a predisposition to create a kitchen also at this level; still wardrobe room, large bathroom with shower and 2 bedrooms, one with private walk-in closet. From one of the bedrooms access to the large terrace of almost 100 square meters, obviously also accessible from the living room. A wonderful environment for outdoor dining or sunbathing and furnished with an outdoor brick kitchen, roller blinds and a canopy with exposed wooden beams.

Still on the main floor, another attic apartment, but perfectly habitable, composed of entrance to living room with fireplace, kitchen with island, modern bathroom with shower and two bedrooms, one of which created on a mezzanine area reached by a staircase.

From the kitchen access to a closed and insulated veranda that leads on one side to the outdoor garden, on the other to a terrace equipped with barbecue, table for outdoor dining and small building with storage rooms.

A truly unique piece with valuable details such as stone parts, frescoes, fountains and rose windows. Double glazed wooden window frames with railings on the ground floor and mosquito nets, underfloor methane heating for the first two levels and with radiators for the

attic floor, with separate boilers.  
External lighting throughout the garden, water regulation and private well from the aquifer connected to an irrigation system.  
The whole structure is insulated with a coat, even the terrace.  
Anti-intrusion system, municipal water, methane, septic tank.  
A dream a stone's throw from the city.

## Property details

|                                                            |                                                 |
|------------------------------------------------------------|-------------------------------------------------|
| <b>Reference code:</b> 5504                                | <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> Acqui Terme                |
| <b>Price:</b> € 800.000                                    | <b>Total sqm:</b> 240 square meters             |
| <b>Bedrooms:</b> 4                                         | <b>Bathrooms:</b> 3                             |
| <b>Rooms:</b> 15                                           | <b>State of conservation:</b> Great             |
| <b>Floor type:</b> Multi-story                             | <b>Total floors:</b> 3                          |
| <b>Central heating:</b> Self regulating                    | <b>Parking space:</b> Covered                   |
| <b>Building age:</b> 1900                                  | <b>Current condition:</b> Empty at time of deed |
| <b>Available:</b> Yes                                      | <b>Balconies:</b> Present                       |
| <b>Terrace:</b> Present, 100 square meters                 | <b>Garden:</b> Private, 9.000 square meters     |
| <b>Kitchen:</b> Habitable                                  | <b>Box:</b> Single                              |

## Features

|                          |                               |                           |
|--------------------------|-------------------------------|---------------------------|
| Terrace: 100 m²          | TV antenna: Autonomous        | Verande: 32 m²            |
| TV satellite: Autonomous | Closet                        | Cellar: 14 m²             |
| Fireplace                | Air conditioning              | Parquet                   |
| Telephone system         | Electrical system: Up to code | Suspended sanitary        |
| Shower                   | Wooden frames                 | Alarm                     |
| Blinds                   | Terrain type: Terrace         | Acces                     |
| View                     | Water: Municipal              | Sewerage: Imhoff septic   |
| Vegetable garden         | Gas: Natural gas              | Well                      |
| Roof                     | Light                         | Suitable for two families |
| External area            | Parkingspace                  | Garage                    |
| Flooring                 | Distance to sea               | Distance to hospital      |
| Water bath               | Terrain: 2000 m²              |                           |

## Nearby

|                  |              |                   |                 |
|------------------|--------------|-------------------|-----------------|
| Gyms             | Spas         | Soccerfields      | Sport complexes |
| Tenniscourt      | Cycle paths  | Playgrounds       | Railway station |
| Public transport | Kindergarden | Elementary school | Middle school   |

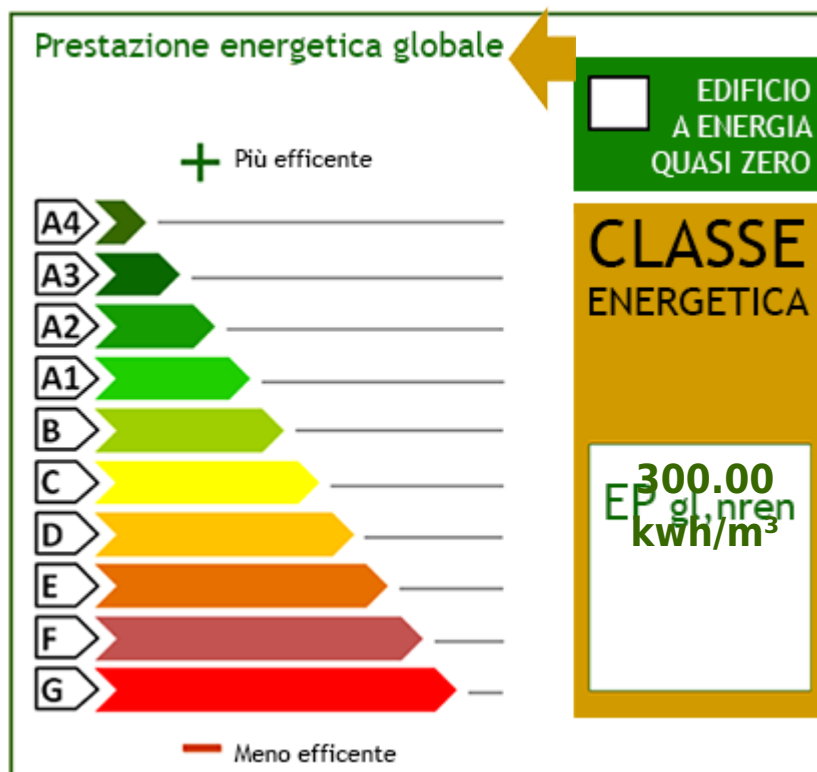
High school

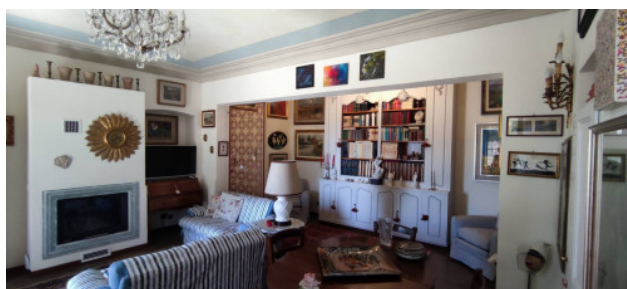
Bar

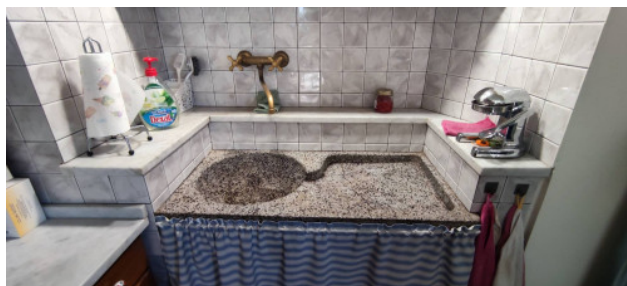
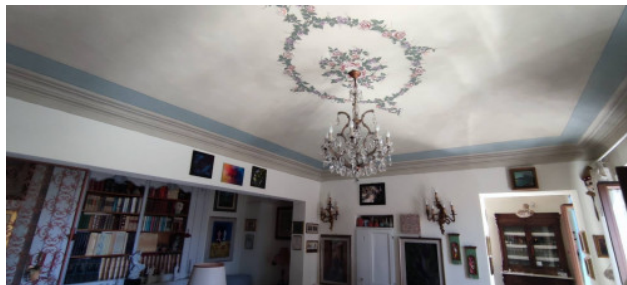
Postal offices

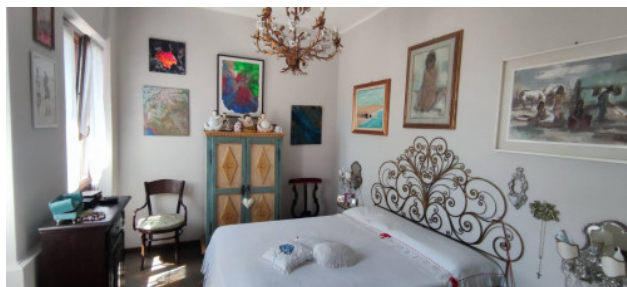
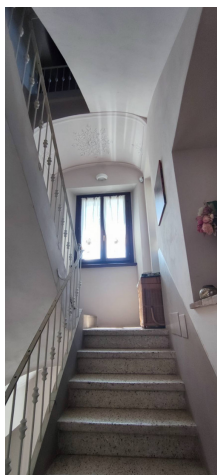
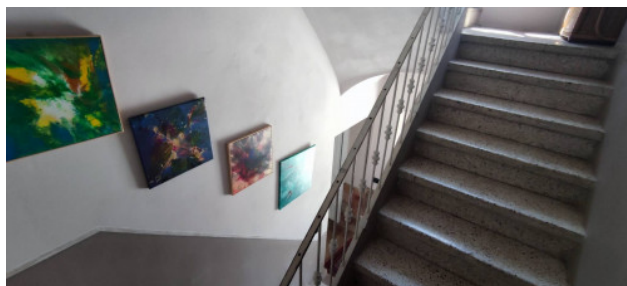
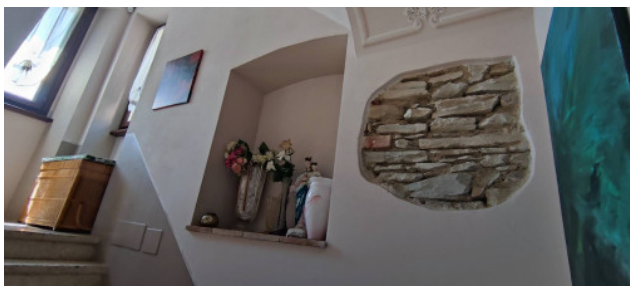
Commercial center

Municipal offices



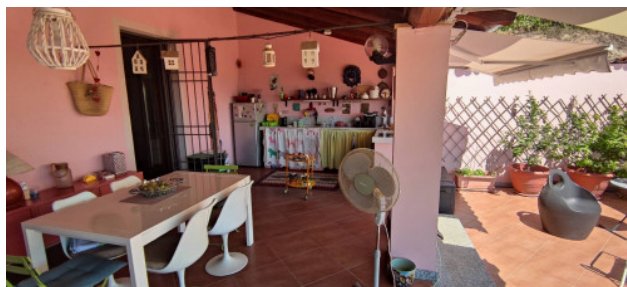
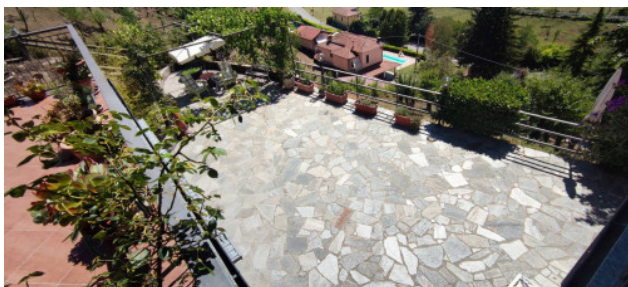


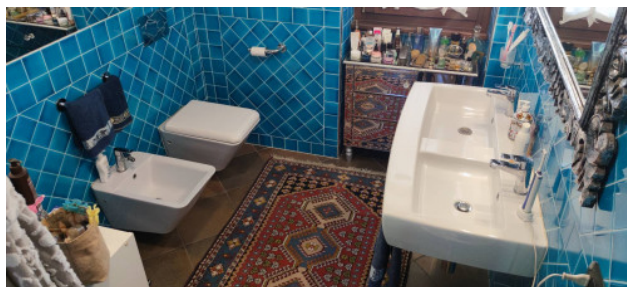
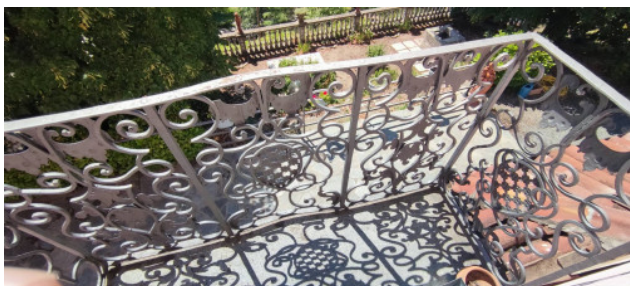
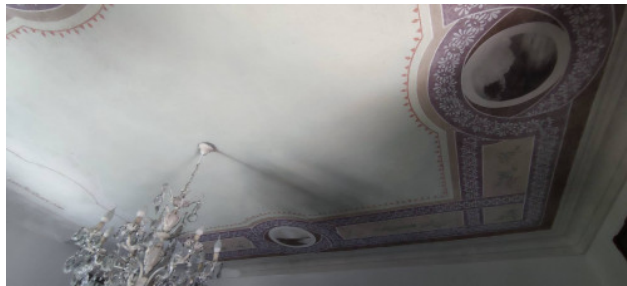


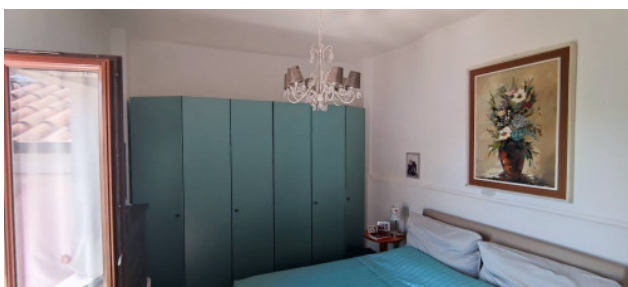
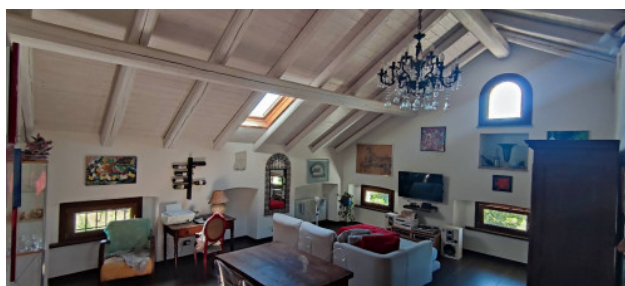
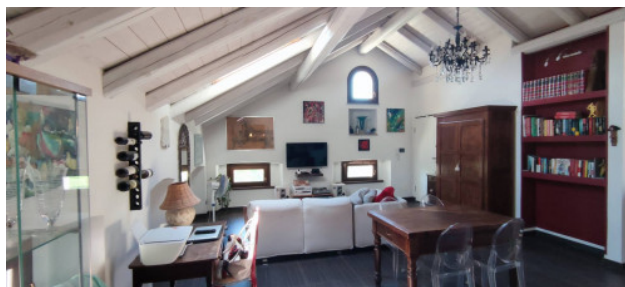
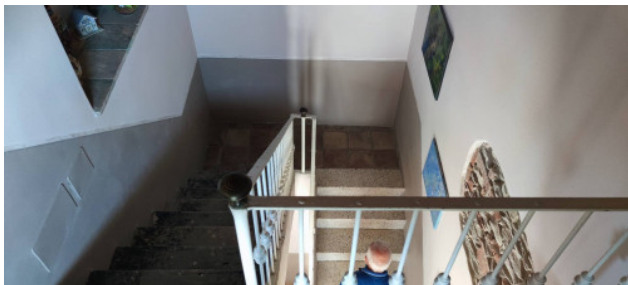


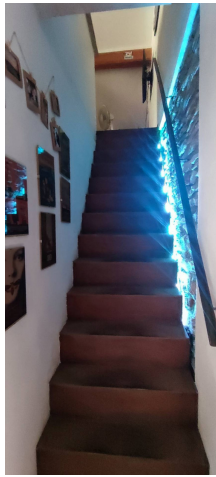
Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

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