

Country House (rustic) for Sale to Calosso



500 square meters | Bathrooms: 1 | Bedrooms: 3 | Rooms: 15

Calosso, Langhe Asti area protected by UNESCO as a world heritage site, in the Langhe agricultural area, in the middle of the territory of the Moscato wine vineyards, for sale a beautiful property consisting of residential buildings, buildings for former agricultural use and former vineyard land.

The complex of land is about 40,000 square meters classified as arable land, meadows, and vineyards which, however, are explanted. There are two buildings, one is the residential house including cellars, stables and barn and the other located in the courtyard in front of the house, is an open barn warehouse building, structured on two floors.

House lived on three floors of about 160 square meters per floor, in the basement large cellar typical of the farmhouses of the area with still the barrels and equipment, ground floor with a living area comprising entrance hall, stairwell, kitchen, hall and two more rooms, one of which with direct access from the outside. Also on the ground floor, a former stable. On the first floor there is a bathroom, three bedrooms and a full-height part of the former barn.

The interiors have been abandoned for some time and badly preserved, so a complete overhaul must be foreseen in order to make them habitable with the current housing standards. The volumes are impressive and the building is fascinating, suitably renovated it could become an extraordinary residence that can also be used as a B&B or even an agritourism.

The second building, built entirely in brick, is a structure of about 80 square meters with an open plan on the sides which was used as a deposit and warehouse but which could be reconverted for other uses by recovering an important volume. It is partly full-height and partly on two floors.

The land is suited to be cultivated as a vineyard as it was originally and is hilly and flat.

There is municipal water and electricity connection and there is a source of spring water that flows continuously in an abundant way.

The simple glass wooden windows and the floors in beautiful cementine tiles that could be recovered.

The property is sold only in its entirety of buildings and land, however if there were a specific interest only for the part of the buildings, including a plot of approximately 6000 square meters around them, the hypothesis of a possible spin-off would be evaluated.

Property details

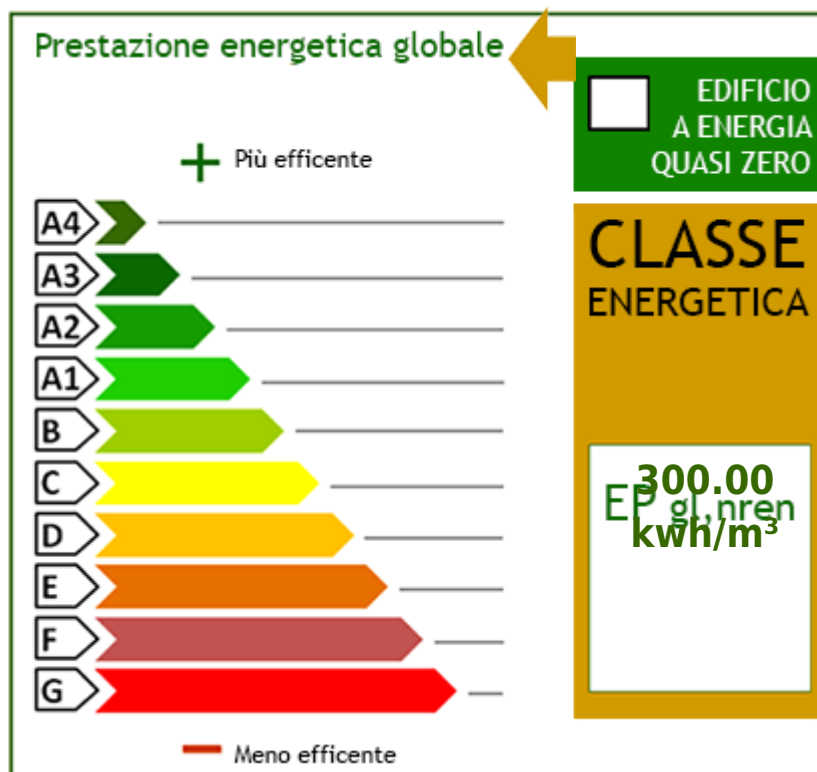
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|---|--|
| Reference code: 5541 | For Sale/For Rent: Sale |
| Type (Apartment, villa, etc): Country House (rustic) | Region: Piemonte |
| Province: Asti | Municipality: Calosso |
| Price: € 190.000 negotiable | Total sqm: 500 square meters |
| Bedrooms: 3 | Bathrooms: 1 |
| Rooms: 15 | State of conservation: To be restructured |
| Floor type: Multi-story | Total floors: 3 |
| Central heating: Absent | Parking space: Covered |
| Building age: 1900 | Current condition: Empty at time of deed |
| Available: Yes | Garden: Private, 39.630 square meters |
| Distance to sea: 90 meters | Kitchen: Habitable |
| Box: Triple | |

Features

| | | |
|-------------------------------|---------------------------|---------------------|
| Closet | Cellar: 62 m ² | Fireplace |
| Wooden frames | Blinds | Terrain type: Hilly |
| Acces | View | Water: Municipal |
| Sewerage: Cesspool | 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: 39630 m ² | ideal for horses | |

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
 Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378
 info@immobiliareipi.it - <https://www.immobiliareipi.it>
 V.A.T. 01083550093



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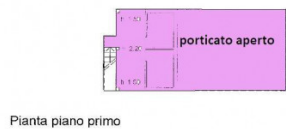
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