

## Villa / House for Sale to Spigno Monferrato



### 230 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 6

Spigno Monferrato, Monferrato area behind the Ligurian coast that can be reached in 40 minutes. In the open landscape, in the enchanting hills covered with forests and meadows in an area of great nature and agricultural value, we offer a beautiful property that has a high-quality finish with maintenance-free materials.

You reach the property via the asphalted municipal road, from where you can enter the property by crossing a small ford.

The plot consists of approximately 28,000 m2 of arable land and forest, which form one whole with the house. On the ground floor there is a spacious garage. This also contains the boiler room (renewed in 2023). Also on the ground floor is a very pleasant paved terrace with access to the living area with a fully equipped kitchen and very large living room, utility room and bathroom. Stairs to the first floor with hallway, four spacious bedrooms and bathroom.

The property was completely architecturally renovated in 2009 by the current owners after the purchase, with original materials with great taste and quality. There is underfloor heating on the ground floor and radiators on the first floor. All windows are made of wood-colored aluminum with double glazing. Quality shutters always in aluminum. Ceilings with large wooden beams.

At the back of the building, a large roof extends out onto the grounds. LPG heating with underground tank and septic tank. Satellite dish.

An absolutely unique property, full of charm like no others, ideal for a prestigious residence in an area absolutely free from any source of pollution and undisputedly dominated by green nature. Rare opportunity for quality and a location that is very attractive for walking, cycling and/or racing bikes. Being seen.

The areas with the great Asti wines, Nizza Monferrato, Canelli, etc. within 40 minutes.

Conveniently located for trips to the spa town of Acqui Terme (18km), Sassello (18km), Albisola beach (35km) and Prato Nevoso skiing (100km). Accessible via airports: Milan, Turin, Nice and Genoa.

## Property details

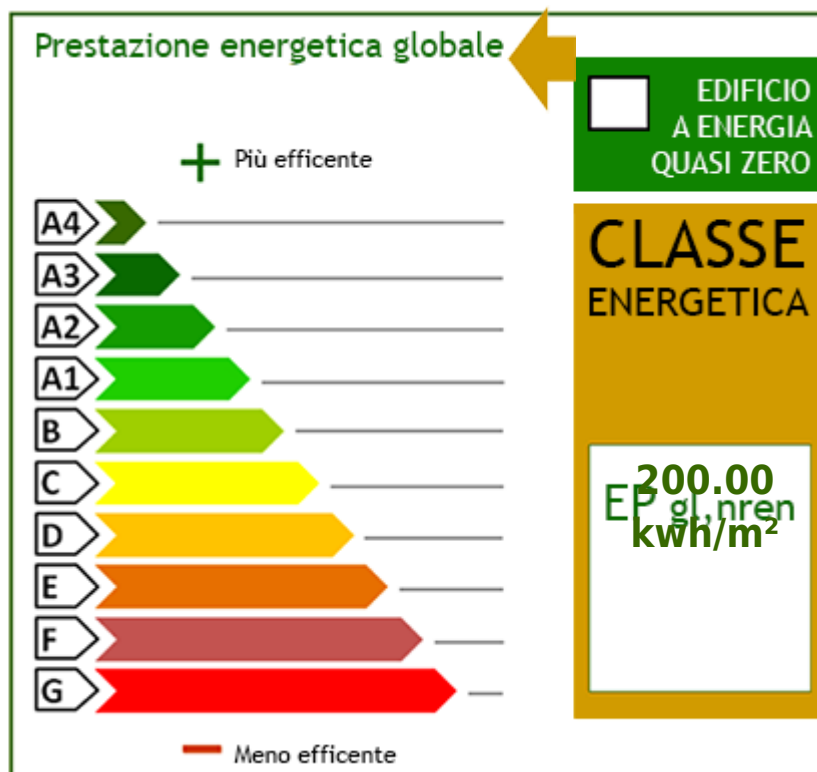
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|----------------------------------------------------|----------------------------------------------|
| <b>Reference code:</b> 5670                        | <b>For Sale/For Rent:</b> Sale               |
| <b>Type (Apartment, villa, etc):</b> Villa / House | <b>Region:</b> Piemonte                      |
| <b>Province:</b> Alessandria                       | <b>Municipality:</b> Spigno Monferrato       |
| <b>Price:</b> € 340.000 negotiable                 | <b>Total sqm:</b> 230 square meters          |
| <b>Bedrooms:</b> 4                                 | <b>Bathrooms:</b> 2                          |
| <b>Rooms:</b> 6                                    | <b>State of conservation:</b> Great          |
| <b>Central heating:</b> Self regulating            | <b>Building age:</b> 2009                    |
| <b>Current condition:</b> Empty at time of deed    | <b>Available:</b> Yes                        |
| <b>Terrace:</b> Present, 35 square meters          | <b>Garden:</b> Private, 28.000 square meters |
| <b>Distance to sea:</b> 45.000 meters              | <b>Kitchen:</b> At sight                     |

## Features

|                               |                          |                                          |
|-------------------------------|--------------------------|------------------------------------------|
| Terrace: 35 m <sup>2</sup>    | TV antenna: Autonomous   | Cellar                                   |
| Electrical system: Up to code | Shower                   | Aluminium frames                         |
| Blinds                        | Terrain type: Hilly      | Additional positions: In the countryside |
| Water: Constortium            | Sewerage: Imhoff sepctic | Vegetable garden                         |
| Gas: GPL                      | Roof                     | Light                                    |
| External area                 | Parkingspace             | Garage                                   |
| Distance to sea               | Distance to ski resorts  | Distance to hospital                     |
| Terrain: 28000 m <sup>2</sup> | ideal for horses         |                                          |

## Nearby

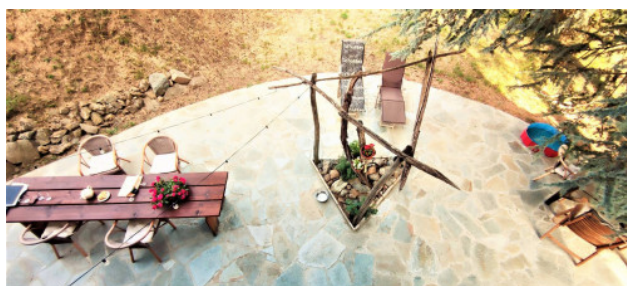
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|-------------------|--------------|-------------------|-------------------|
| Gyms              | Spas         | Soccerfields      | Sport complexes   |
| Tenniscourt       | Cycle paths  | Playgrounds       | Railway station   |
| Public transport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

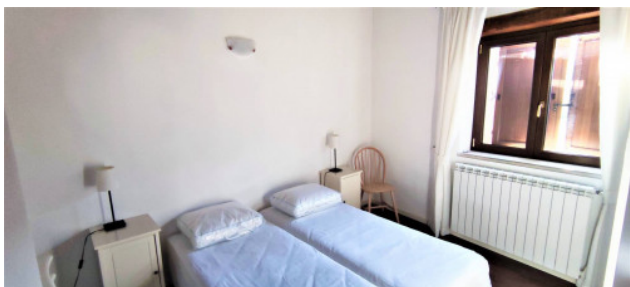
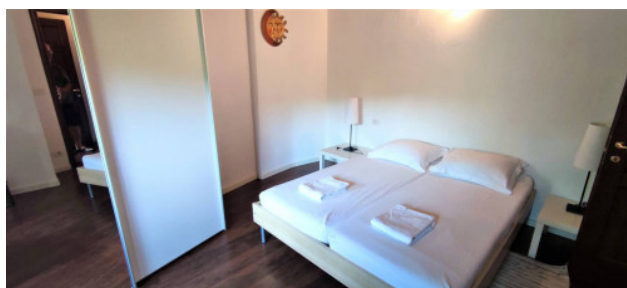
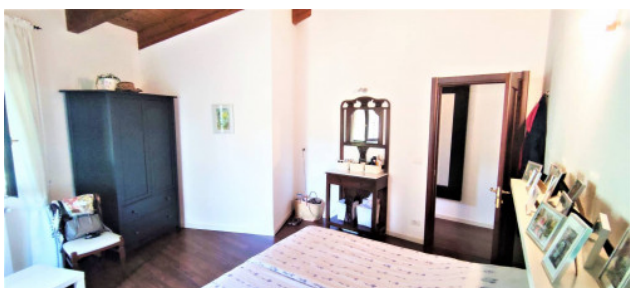
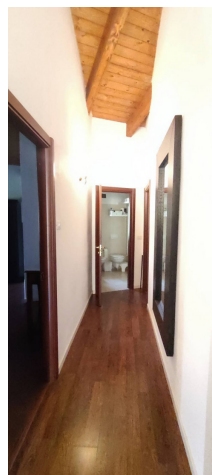
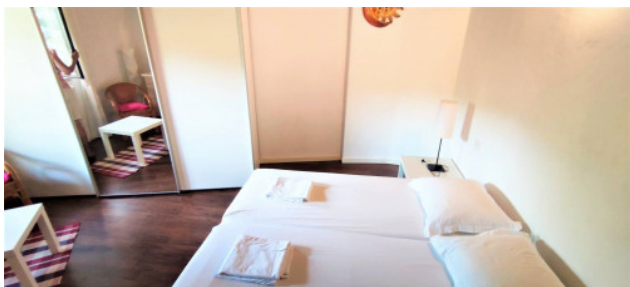




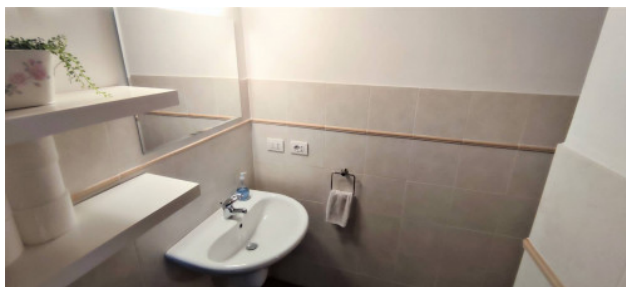
Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

**Immobiliare IPI**  
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