

Farmhouse / Estate for Sale to Rocchetta Palafea Zone: Palareta



600 square meters | Bathrooms: 1 | Bedrooms: 9 | Rooms: 25

Langhe of Asti, Rocchetta Palafea, site protected by UNESCO as a world heritage site, area of the great Asti wines such as Moscato, Barbera, Nizza, etc. in the context of a small inhabited area, in a dominant position on the top of a gentle hill with an absolutely extraordinary view, we offer a beautiful property consisting of a residential unit, former agricultural appurtenances such as former barns, warehouses and warehouses and another former stable building used as a warehouse and barn with courtyard and appurtenant land of approximately 7000 m2 of which approximately 3000 in a single body around the house with courtyard, garden and park.

The main building consists of an old peasant house which over the years was progressively modernized until the 80s and 90s. The roof, however, is very recent and newly redone. The other building is in turn an old rural building, a former stable and barn, built in solid brick. The structure is good but the roof certainly needs to be revisited. Then there are two other small buildings at the edge of the courtyard which are placed side by side and finally a shed at the rear of the house.

The layout of the main house is quite complex, containing living rooms and various rooms for different uses. Overall on the ground floor for the living part we have two staircases that allow access to the first floor, a kitchen, a living room, two bedrooms and a bath. Also on the ground floor is a woodshed and five other rooms registered in the land registry as storage, including a very large cellar, available for various uses. The upper floor is accessible by two different staircases that lead to seven bedrooms and a huge former barn room.

The structure of the building is good, the roof is new, the interiors are in different conditions, partly habitable immediately and partly in need of a more complete renovation, the floors are of different types, grit tiles, old terracotta, cement tiles, the wooden windows single glass.

Electricity, municipal water and two wells, methane gas with connection to the door.

The other building now a clearing and warehouse room is on two floors with on the ground floor a former stable with concrete floor and iron windows while on the first floor, reachable only with a ladder, we find the former barn with a beautiful roof structure with exposed

bricks. Overall, all estimated at approximately 50 m2 per floor. Roof to be reviewed.
Two other smaller buildings once used for animals and a shed open on the sides.
If desired, the complex could be combined with another neighboring property (our code 5708) forming a residential area with enormous potential especially in terms of tourism and hospitality

Certifications

Energy Label:

Property details

Reference code: 5709	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Farmhouse / Estate	Region: Piemonte
Province: Asti	Municipality: Rocchetta Palafea
Zone: Palareta	Price: € 150.000
Total sqm: 600 square meters	Bedrooms: 9
Bathrooms: 1	Rooms: 25
State of conservation: Good	Floor type: On two levels
Total floors: 2	Central heating: Self regulating
Parking space: Open	Current condition: Empty at time of deed
Available: Yes	Garden: Private, 7.000 square meters
Distance to sea: 60 meters	Kitchen: Habitable
Box: Quadruple, 50 square meters	

Features

Closet	Cellar	Fireplace
Telephone system	Shower	Wooden frames
Blinds	Terrain type: Flat	Additional positions: In the countryside
Acces	View	Water: Municipal
Sewerage: Communal	Vegetable garden	Gas: Natural gas
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: 7000 m ²		

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

















