

## Villa / House for Sale to Mombaruzzo



# 5864

### 230 square meters | Bathrooms: 1 | Bedrooms: 3 | Rooms: 5

On the rolling hills of Mombaruzzo, in the heart of Monferrato, surrounded by splendid certified vineyards, for sale a beautiful property consisting of a recently built villa, perfect and finished with style, a shed for agricultural use of 260 m<sup>2</sup> and more than 2 hours of land mainly composed of from vineyards (about two hectares) and woods.

From the municipal road you go up slightly to a gentle plateau onto which the automatic gate opens for access to the property.

The agricultural part, located behind the house, is made up of this huge shed, suitable for agricultural vehicles, with three entrance doors for tractors. All in brick, recently built.

The Villa, on the other hand, is spread over two floors and is surrounded by a beautiful portico with lighting and awnings. On the ground floor we find the tavern/garage area which consists of a large room with access from an electric shutter, a storage room, the boiler room, a small bathroom with shower and a tavern equipped with a kitchenette with a huge and beautiful French door overlooking the garden. Terracotta floors, double glazed window frames, despite the fact that they are service rooms.

With a separate entrance, a beautiful marble staircase leads to the first floor, where we find the living area consisting of a living area with open lounge and kitchen and 2 balconies, a sleeping area with three bedrooms, one more modest and there are two good-sized rooms, recently finished bathroom with shower and balcony; still a closet.

Perfect finishes, terracotta and marble floors in the bathroom, double-glazed aluminum windows with mosquito nets, cooling system and anti-intrusion alarm; beautiful wooden doors, oil heating, but possibility of placing a fireplace or stove, municipal water with collection wells in the property, septic tank. The building is structurally perfect and is completely isolated. All around 23,789 m<sup>2</sup> of land, mostly Barbera, Nebbiolo and Chardonnay vineyards, with the possibility of purchasing other vineyards.

Truly a property worth seeing!

## Property details

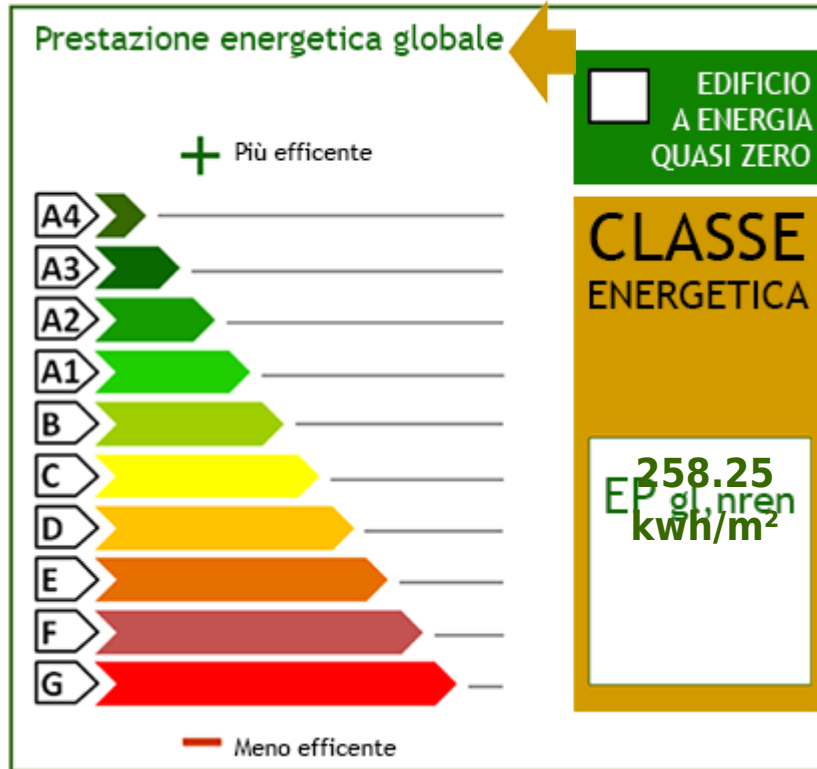
<b>Reference code:</b> 5864	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Villa / House	<b>Region:</b> Piemonte
<b>Province:</b> Asti	<b>Municipality:</b> Mombaruzzo
<b>Price:</b> € 475.000 negotiable	<b>Total sqm:</b> 230 square meters
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 1
<b>Rooms:</b> 5	<b>State of conservation:</b> Good
<b>Floor type:</b> On two levels	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Parking space:</b> Covered
<b>Current condition:</b> Empty at time of deed	<b>Available:</b> Yes
<b>Balconies:</b> Present	<b>Garden:</b> Private, 23.789 square meters
<b>Kitchen:</b> Habitable	<b>Box:</b> Double

## Features

TV antenna: Autonomous	TV satellite: Autonomous	Closet
ADSL coverage	Cellar	Air conditioning
Electrical system: Up to code	Suspended sanitary	Shower
Aluminium frames	Blinds	Terrain type: Flat
Additional positions: In the countryside	Acces	View
Water: Municipal	Sewerage: Communal	Vegetable garden
Gas: Diesel fuel	Well	Roof
Light	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 23789 m <sup>2</sup>	ideal for horses	

## Nearby

Gyms	Spas	Soccerfields	Sport complexes
Tenniscourt	Cycle paths	Playgrounds	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

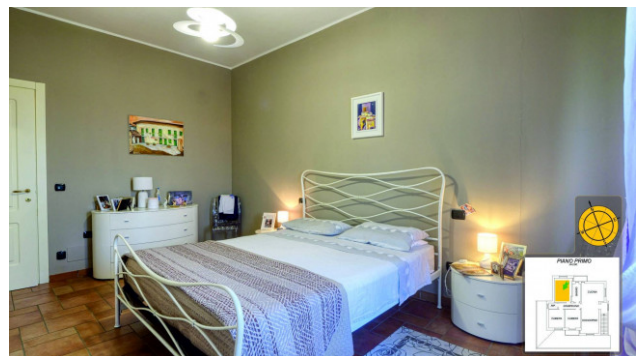
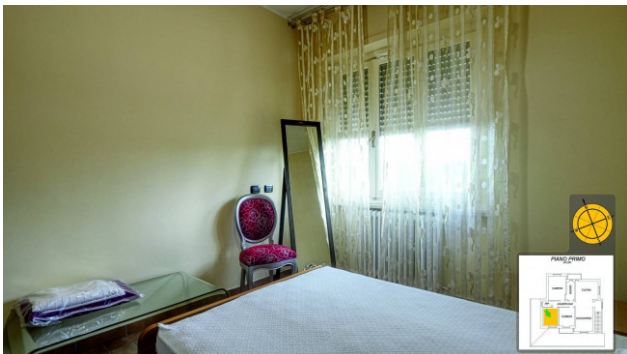
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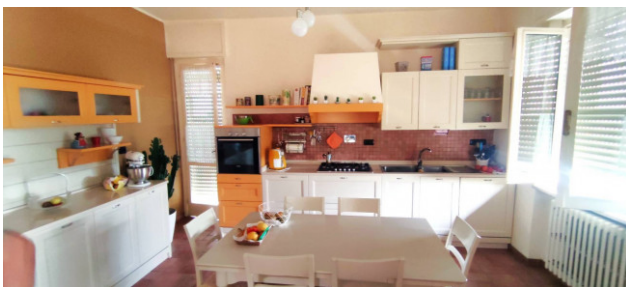
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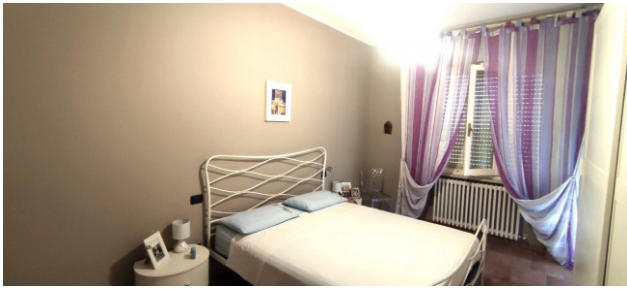
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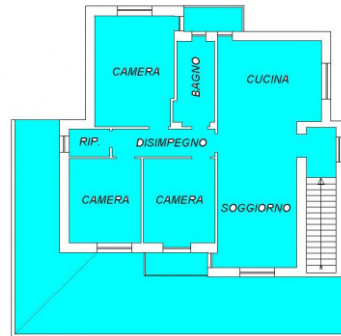




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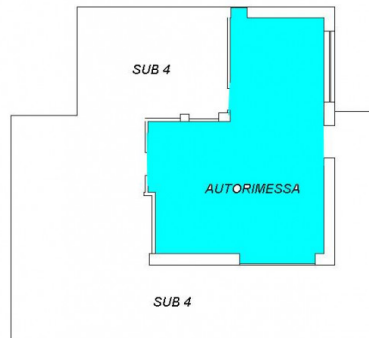
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PIANO TERRENO



PIANO TERRENO  
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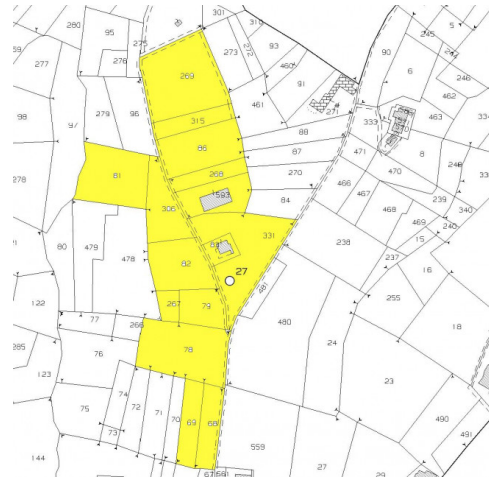
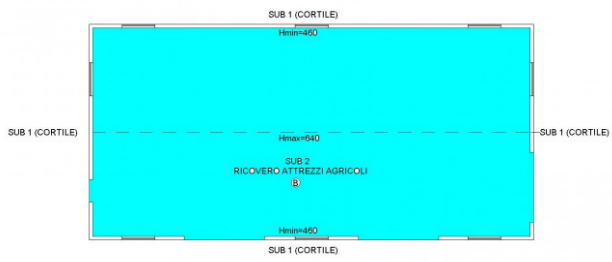
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