

Farmhouse / Estate for Sale to Loazzolo



800 square meters | Bathrooms: 4 | Bedrooms: 14 | Rooms: 32

Loazzolo, Langhe astigiane, UNESCO World Heritage Site, D.O.C.G. area of Moscato D'Asti wine, in the enchantment of a landscape of green hills and vineyards we propose a large property consisting of over 300,000 sqm of land, divided into vineyards, arable land and wooded areas and two complexes of buildings for a total of about 800 sqm. The property is divided into two neighbouring areas of about 15 hectares each. One comprises Moscato D.O.C.G. vineyards covering an area of 16,650 square metres, arable land and the two complexes of buildings, the other comprises only arable land, woodland and meadows.

The property in the first area is accessed via a well-travelled private road that crosses the property itself, allowing access from two different entrances and connecting the two groups of buildings.

The first building is the old house with all the rooms that were used for the agricultural activity, cadastrically it is divided into a living unit and service rooms. The house is spread over 2 floors, on the ground floor there is a beautiful cellar with stone vaults, three other rooms as cellar and storeroom, connected to the living part by a room with a wood-burning oven. Also on the ground floor, entrance to stairwell with kitchen with dining area and sink in the basement, in the mezzanine 4 rooms on the round with original brick floors and vaults. Going up to the first floor 2 rooms with balcony and bathroom. Still on the upper floor 2 more rooms and attic. Still older part consisting of garage cellars and spacious and very beautiful and charming open barn, all to be restored but ideal for a conservative renovation. The second residential complex, about 400 metres from the other, is made up of 4 residential units with finishes from the 70s and 80s, and is spread over two floors. The 4 dwellings are similar with a floor plan comprising entrance hall, living area, lounge and kitchen on the ground floor and sleeping area with bathroom and two bedrooms on the first floor.

Wooden and single-glazed windows, coloured tiled floors, wood stove heating, wooden shutters. The building is in good structural condition and enjoys great privacy, all the road, partially unpaved, is in good condition and well passable. Property with electricity and water connection.

The village with services can be reached in five minutes, the area of the great wines of Asti, Canelli, Nizza Monferrato, Vinchio, Vaglio, etc. in fifteen minutes. The spa town of Acqui Terme in 20 minutes. The whole district has excellent general services and the whole area

is absolutely fascinating. In this part of the property is the 16,650 m2 D.O.C.G. vineyard.
The second part of the property is entirely composed of arable land, woodland and meadows for 150,000 sqm.

Certifications

Energy Label:

Property details

Reference code: 5884	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Farmhouse / Estate	Region: Piemonte
Province: Asti	Municipality: Loazzolo
Price: € 350.000 negotiable	Total sqm: 800 square meters
Bedrooms: 14	Bathrooms: 4
Rooms: 32	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
Balconies: Present	Terrace: Present
Garden: Private, 310.000 square meters	Distance to sea: 60 meters
Kitchen: Habitable	

Features

Terrace	Closet	Cellar
Fireplace	Shower	Wooden frames
Blinds	Terrain type: Hilly	Additional positions: In the countryside
Acces	View	Water: Municipal
Sewerage: Cesspool	Vegetable garden	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: 310000 m²

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
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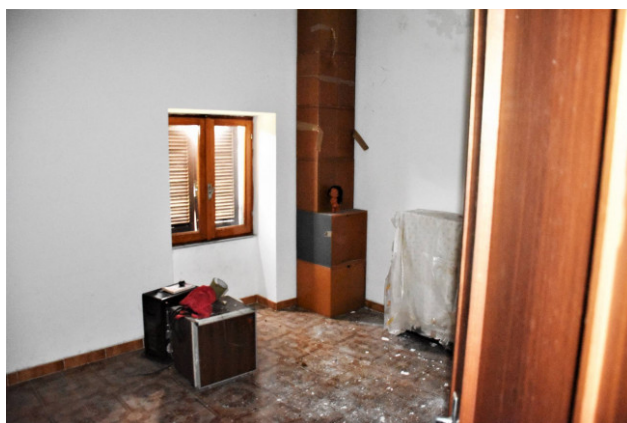
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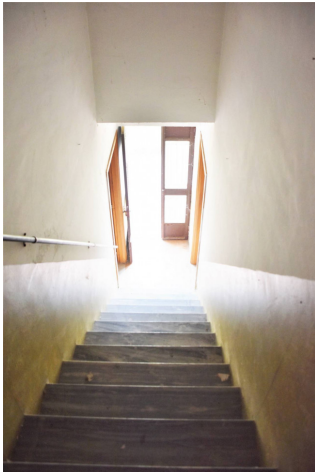
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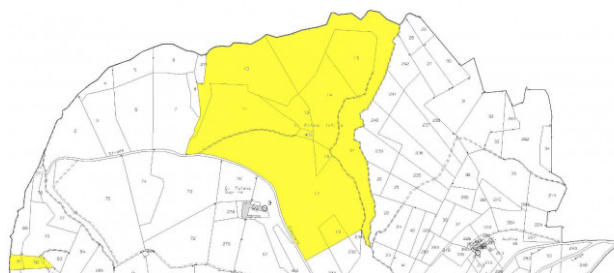
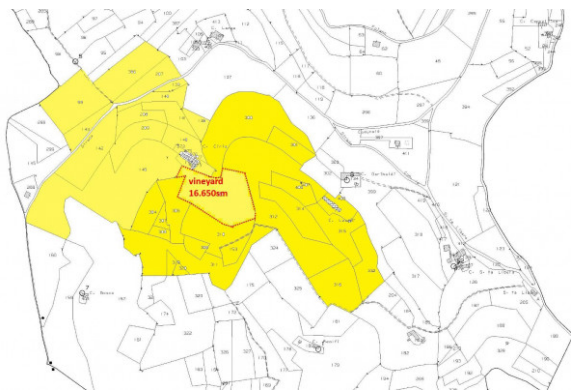
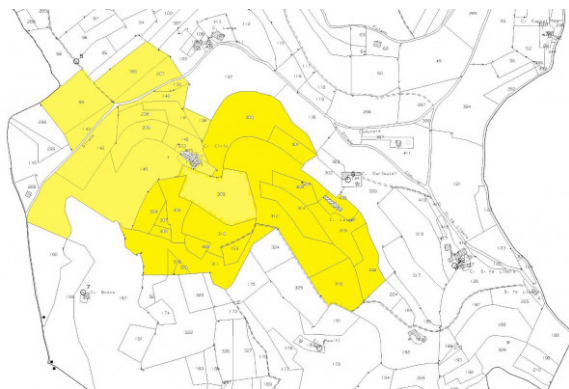
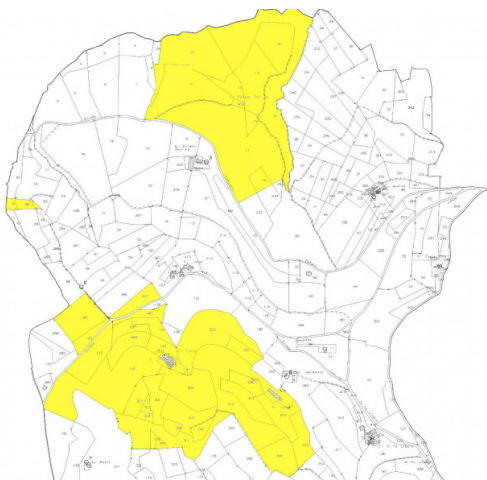
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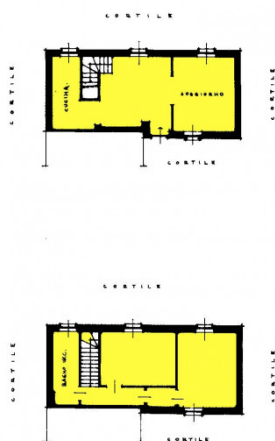
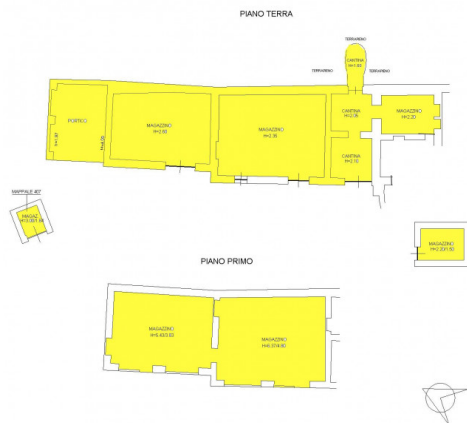
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PIANTA PIANO TERREHO
altezza mt. 2,70

PIANTA PIANO PRIMO
altezza mt. 2,80

