

Villa / House for Sale to Spigno Monferrato



300 square meters | Bathrooms: 4 | Bedrooms: 6 | Rooms: 13

Beautiful property at the entrance to the village of Spigno, gateway to Monferrato, consisting of a finely renovated villa with garden, consisting of two residential apartments, large garage, warehouse and rooms used as a bakery with various tasting rooms.

Access from the provincial road that leads directly to the entrance courtyard which opens onto a garden and a fenced square.

On the ground floor with separate entrance, we find a spacious warehouse used as a workshop, a tiled garage for at least two cars which in turn is connected to a new bakery with brick vaults, a beautiful fireplace and a wood-burning oven that heats the oven of the professional kitchen next door. The kitchen/workshop, connected to the sales area is equipped with professional tools, still the plan, methane boiler room and two other tasting rooms, one with a very beautiful old fireplace.

On the back, a modern cellar connected by a designer staircase to the terrace above, a further cellar and a bathroom with anteroom and shower in porcelain stoneware. Mixed terracotta and stoneware floors, brick vaults. All finely renovated with fine details.

With a separate entrance you go up to the upper floor, where there are two apartments that could be further divided to create a third. The first apartment opens onto the living area with open kitchen, modern bathroom with shower and a bedroom with balcony. The other larger apartment consists of a spacious living area with balcony, modern bathroom with shower and bedroom with balcony, from here the part that could become the third housing unit because it can also be reached with a separate entrance, consisting of five bedrooms with bathroom with shower and access to the large terrace. Perfect finishes with double glazed PVC windows, stoneware floors, modern wooden doors.

The rear terrace measures approximately 300m, is fully tiled and has a staircase leading to a strip of land above the house.

Beautiful property that could become either a three-family house or a reception/restaurant business, considering the location and the finishes.

Property details

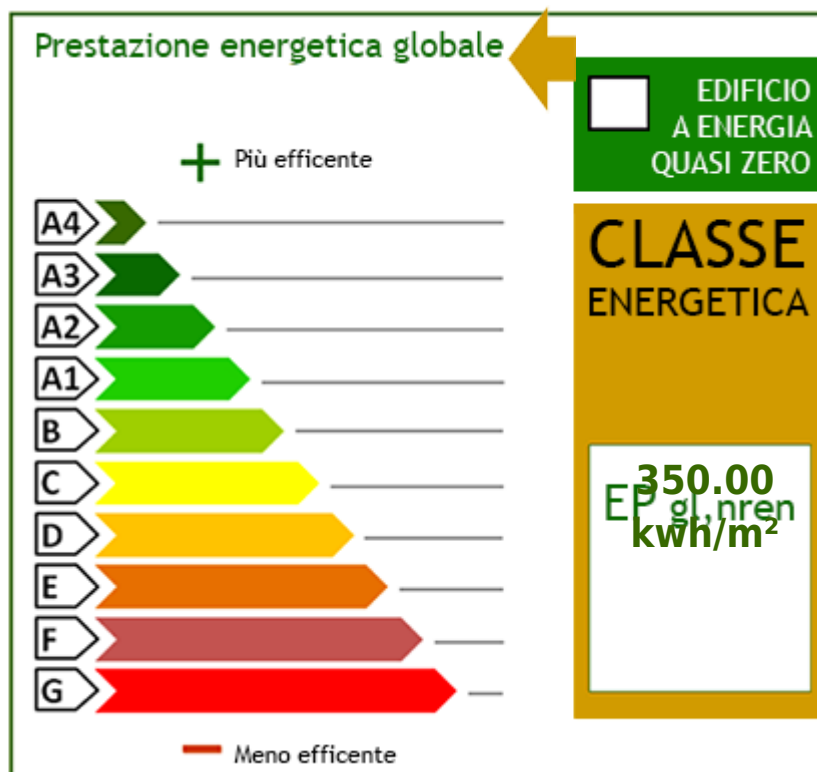
Reference code: 5975	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Villa / House	Region: Piemonte
Province: Alessandria	Municipality: Spigno Monferrato
Price: € 300.000 negotiable	Total sqm: 300 square meters
Bedrooms: 6	Bathrooms: 4
Rooms: 13	State of conservation: Great
Floor type: On two levels	Total floors: 2
Central heating: Self regulating	Parking space: Covered
Building age: 1940	Current condition: Empty at time of deed
Available: Yes	Balconies: Present
Terrace: Present, 300 square meters	Garden: Private, 500 square meters
Kitchen: Habitable	Box: Double

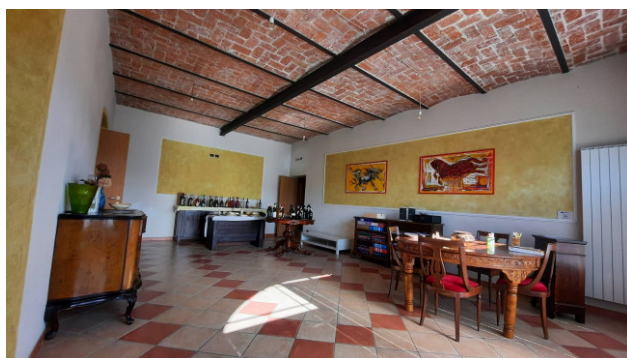
Features

Terrace: 300 m²	TV antenna: Autonomous	TV satellite: Autonomous
Closet	Cellar	Fireplace
Electrical system: Up to code	Suspended sanitary	Shower
Aluminium frames	Blinds	Terrain type: Flat
Additional positions: Not specified	Acces	Water: Municipal
Sewerage: Communal	Gas: Natural gas	Roof
Light	Suitable for two families	External area
Parkingspace	Garage	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Water bath	Terrain: 500 m²	

Nearby

Soccerfields	Tenniscourt	Cycle paths	Playgrounds
Railway station	Public transport	Elementary school	Middle school
Bar	Postal offices	Municipal offices	

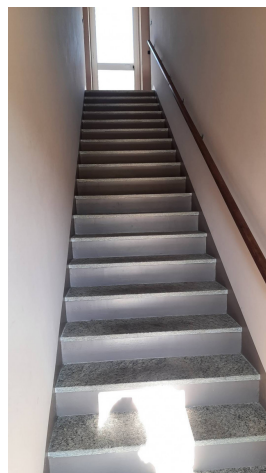




Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

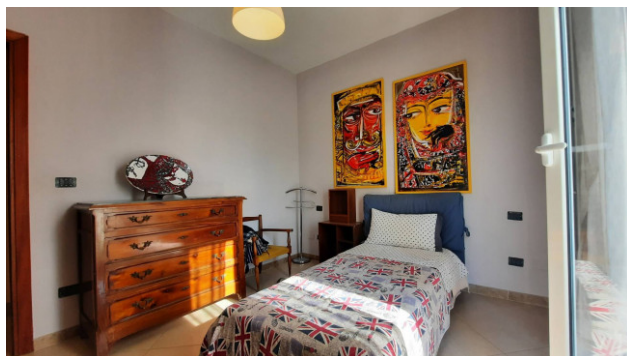
Immobiliare IPI
 Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378
 info@immobiliareipi.it - <https://www.immobiliareipi.it>
 V.A.T. 01083550093

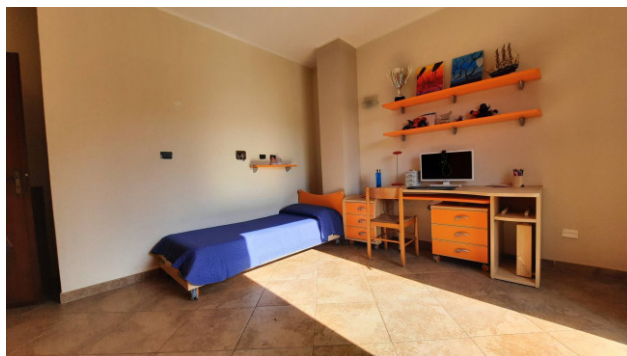


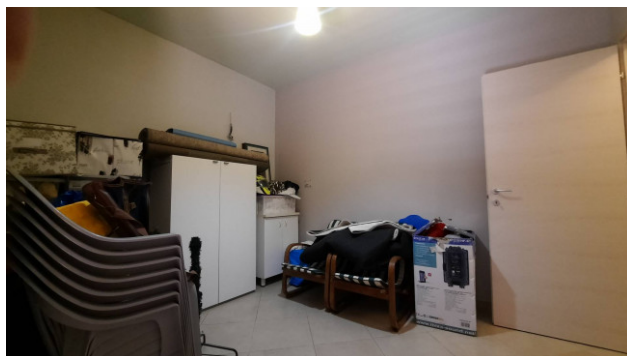
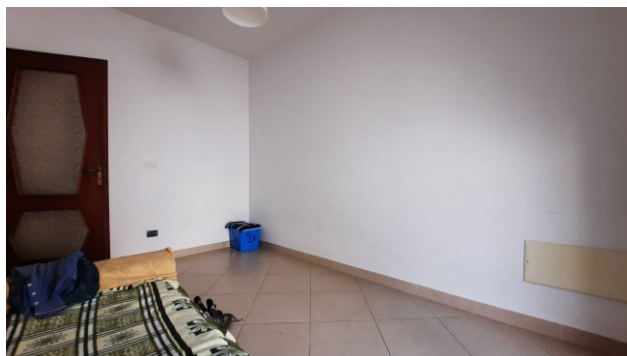
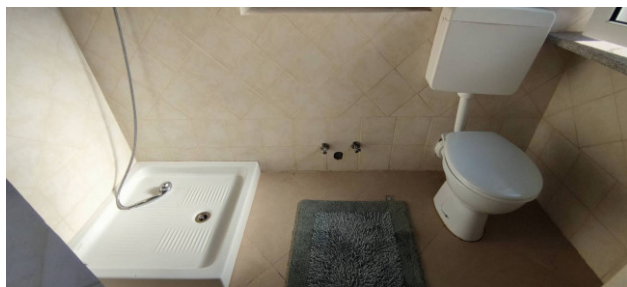


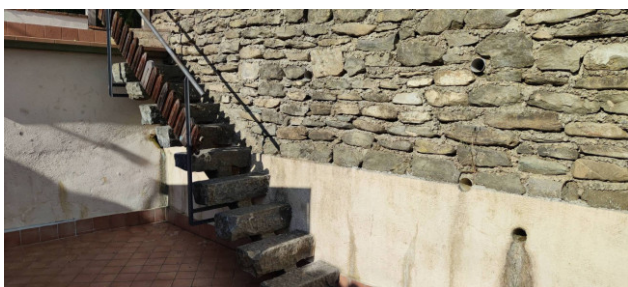
Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

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











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