Immobiliare IPI
Via Fratelli Francia, 26 - 17014 Cairo Montenotte
Phone number 0195090590 Fax 019504378

# Farmhouse / Estate - Semi-detached for Sale to Merana Zone: Casazze



## 500 square meters | Bathrooms: 2 | Bedrooms: 2 | Rooms: 10

In Alto Monferrato, Merana, on the border with Liguria and just 30 minutes from the sea and beaches, we are offering an extraordinary property comprising a large residential and agricultural building and 50,000 square metres of land, almost all of which forms a single plot surrounding the house. It is a large farmhouse with completely flat farmland and access from the main road. The house is semi-detached but has no shared facilities and is, in effect, virtually equivalent to a detached property. The buildings are all in excellent condition with perfect roofs and refurbished façades. Access to the property is convenient and direct from the main road, which leads into the courtyard. All amenities are within easy reach in the neighbouring village of Piana Crixia, 3 km away, where you can find bars, restaurants, guesthouses, B&Bs, shops, a pharmacy, a railway station, etc. The house has recently been renovated and the roofs and façades are in perfect condition.
On the ground floor, the living area opens onto a small hallway leading to a garage with a small bathroom and a large former stable now used as a storeroom. A granite staircase leads to the first floor, where there is a hallway, a large kitchen-diner, a living room, a bathroom with shower, a small bedroom and another large bedroom, plus a balcony.
Double-glazed aluminium windows, aluminium shutters, beautiful solid wood doors with glazing bars, thermostat, zoned electrical system, aluminium radiators.
Also on the ground floor is a further workshop room with a washbasin, tiled and with aluminium windows and doors, and then another large storage room. To the side at the rear is a large and attractive open porch.
On the upper floor of the former agricultural section is a huge barn-like space that could be used for any purpose.
There is yet another building in the courtyard in front of the house, serving as a storage and tool shed, open at the front, and also in excellent condition.
The property is completed by courtyards in front of the house, farmyards and 5 HECTARES of flat, highly usable land. Well, mains water,

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

electricity, septic tank, LPG boiler.
An extraordinary opportunity both for those wishing to run a farming business on land that is very easy to cultivate and for hospitality businesses. Ideal for those wishing to keep animals such as horses or other large animals.
Acqui Terme 35 km
Savona, coast 40 km
Alba 60 km
Milan 160 km
Turin 135 km
Genoa 90 km
Ski slopes  Frabosa 80 km

## Property details

| | |
|---|---|
| **Reference code**: 5999 | **For Sale/For Rent**: Sale |
| **Type (Apartment, villa, etc)**: Farmhouse / Estate - Semi-detached | **Region**: Piemonte |
| **Province**: Alessandria | **Municipality**: Merana |
| **Zone**: Casazze | **Price**: € 198.000 negotiable |
| **Total sqm**: 500 square meters | **Bedrooms**: 2 |
| **Bathrooms**: 2 | **Rooms**: 10 |
| **State of conservation**: Good | **Floor type**: On two levels |
| **Total floors**: 2 | **Central heating**: Self regulating |
| **Current condition**: Empty at time of deed | **Available**: Yes |
| **Balconies**: Present | **Garden**: Private, 50.000 square meters |
| **Distance to sea**: 40.000 meters | **Kitchen**: Habitable |
| **Box**: Double, 40 square meters | |

## Features

| | | |
|---|---|---|
| Closet | Cellar: 40 m² | Fireplace |
| Electrical system: Up to code | Shower | Aluminium frames |
| Blinds | Terrain type: Flat | Additional positions: In the countryside |
| Acces | Water: Municipal | River/Stream |
| Sewerage: Imhoff sepctic | Vegetable garden | Gas: GPL |
| Well | Roof | Light |
| External area | Parkingspace | Garage |
| Flooring | Distance to sea | Distance to ski resorts |
| Distance to hospital | Water bath | Terrain: 50000 m² |
| ideal for horses | | |

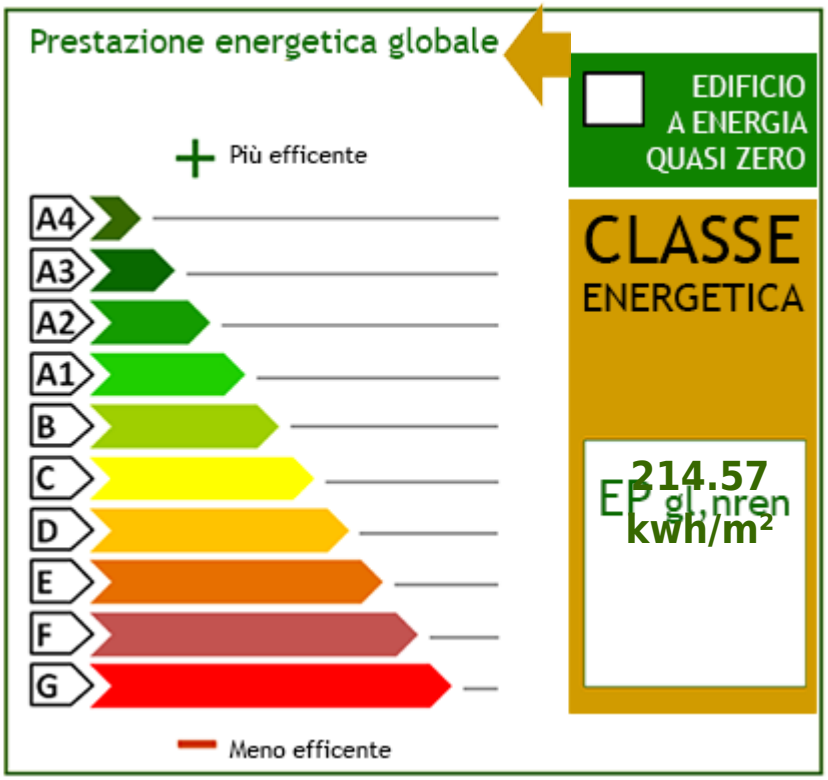
## Nearby

| | | | |
|---|---|---|---|
| Gyms | Spas | Soccerfields | Sport complexes |
| Tenniscourt | Cycle paths | Playgrounds | Railway station |

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 - 17014 Cairo Montenotte
Phone number 0195090590 Fax 019504378

| | | | |
|---|---|---|---|
| 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

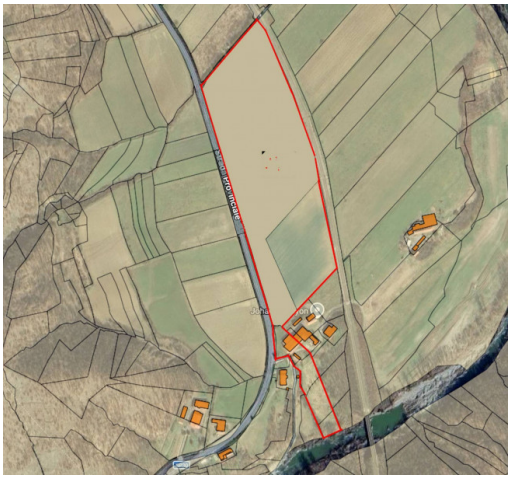
















Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

**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



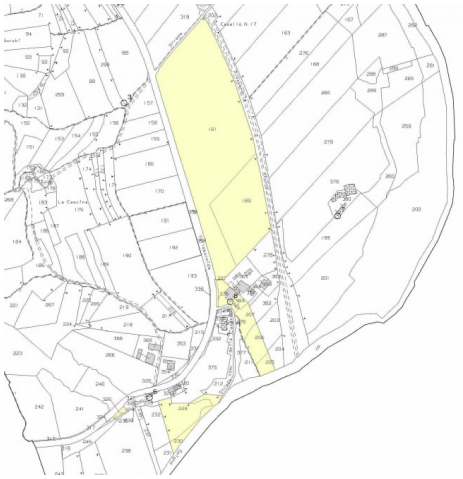














Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

**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