

## 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,

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

**Parking space:** Covered

**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 m<sup>2</sup>

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 septic

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 m<sup>2</sup>

ideal for horses

## Nearby

Gyms

Spas

Soccerfields

Sport complexes

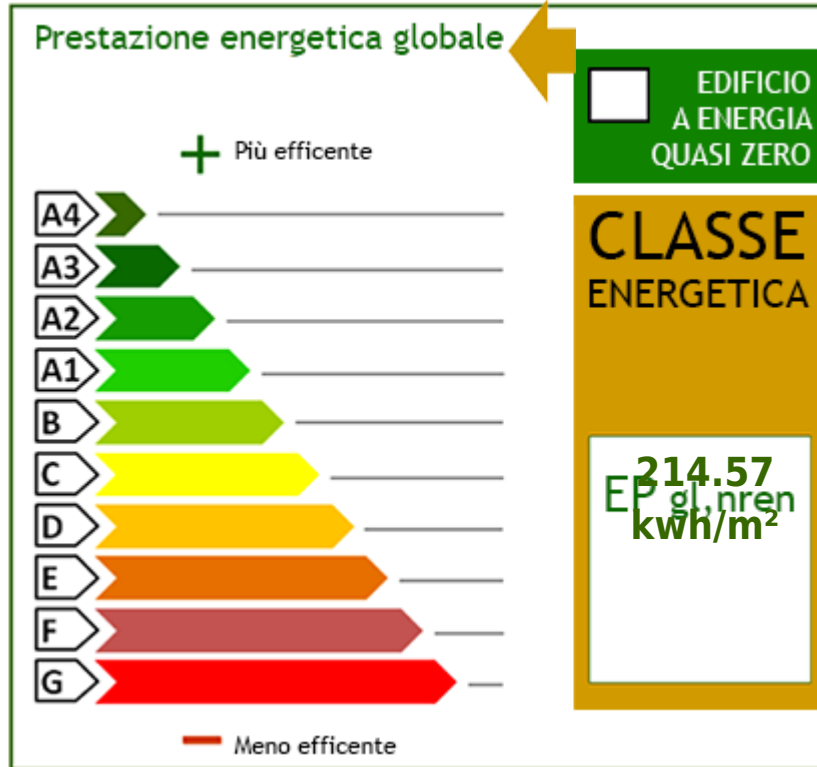
Tenniscourt

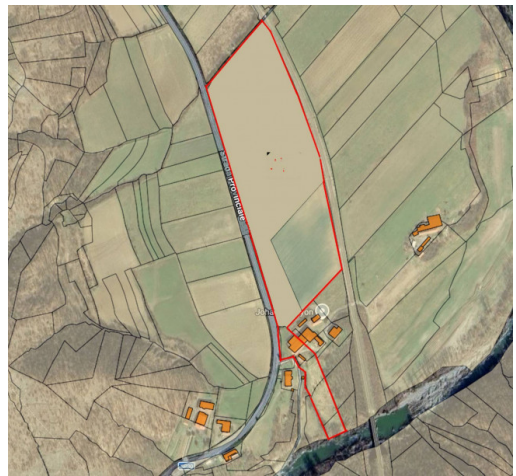
Cycle paths

Playgrounds

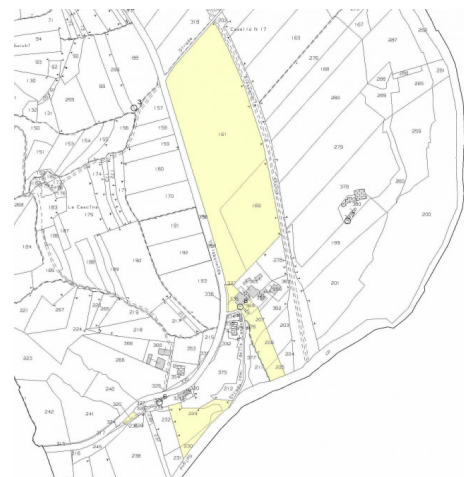
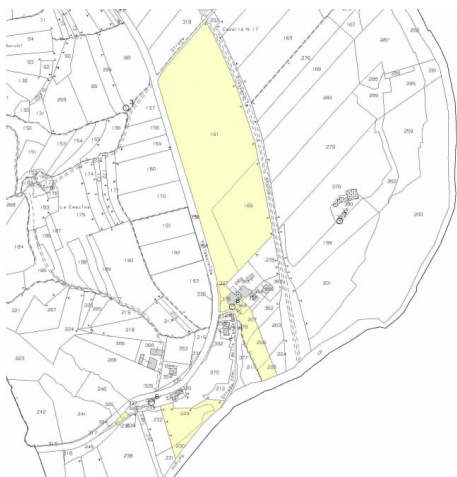
Railway station

Public transport	Kindergarden	Elementary school	Middle school
High school	Bar	Postal offices	Commercial center
Municipal offices			









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

**Immobiliare IPI**

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