

Farmhouse / Estate for Sale to Bubbio Zone: regione Infermiera



700 square meters | Bathrooms: 2 | Bedrooms: 5 | Rooms: 15

Langhe Astigiane, Bubbio, a D.O.C. production area for Moscato and Brachetto wines, on the side of a gentle hill surrounded by the green countryside of Monferrato, we offer an interesting property consisting of a traditional farmhouse and over 100,000 square metres of land divided into Moscato and Brachetto D.O.C. vineyards, a beautiful hazelnut grove, meadows, cultivated fields and woods. The Moscato vineyard covers 10,000 square metres, as does the Brachetto vineyard. The hazelnut grove also covers 10,000 square metres, the woods cover approximately 30,000 square metres and the remaining 40,000 square metres are divided between meadows and cultivated land.

The farmhouse is part of a complex of buildings belonging to two different owners, part of which is for sale. The complex is C-shaped with a large courtyard in the centre divided between the two properties. The courtyard is accessed via a portico, leading to the buildings and the part of the courtyard that is exclusively for sale. There are two very large buildings.

The first is divided into two independent residential units and parts for agricultural use. In this building, there are two flats with a kitchen and living room on the ground floor, a bathroom on the mezzanine and two bedrooms on the first floor. There are also cellars and storage rooms on the ground floor and other rooms on the first floor. A beautiful terrace runs along the entire façade and is accessible from all the rooms.

The entire attic floor is very high and could be converted for various uses.

The second building is located on the opposite side of the courtyard and was used exclusively for agricultural activities. It is on two

floors with former stables, warehouses and storage rooms on the ground floor and a barn with beautiful arches on the first floor.

The property also includes a beautiful, completely independent building detached from the main buildings, consisting of a two-storey stone house used as a storage area and warehouse, measuring approximately 140 square metres in total. It is truly unique and charming and could be renovated, with the appropriate authorisations, to change its intended use to residential.

All the buildings are constructed in beautiful local stone and are in good structural condition with very beautiful architectural details, stone arches, stone and brick vaults, and characteristic corners. The former stable and barn building has remained in its original condition, while the one intended for residential use has been updated over time. The current condition is fair and, with some adaptation, it could be lived in immediately, but obviously some updating would be advisable. The floors are ceramic or terracotta, some ceilings are beautiful with brick vaults, fireplaces and brick barrel vaults. The windows are wooden with single glazing and heating is provided by a stove.

Municipal water and electricity connection, cesspit drainage.

The view is very beautiful and open, and the land is all of high quality with the possibility of expanding cultivation. The potential is very interesting both for agricultural activities such as vineyards, hazelnut groves and crops, and also for hospitality, as it meets the requirements both from an agricultural point of view and in terms of the size of the buildings to run a farmhouse in an area that is certainly very receptive.

Further information and documentation available upon request.

Total land area: 100,700 square metres.

Certifications

Energy Label:

Property details

Reference code: 6037	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Farmhouse / Estate	Region: Piemonte
Province: Asti	Municipality: Bubbio
Zone: regione Infermiera	Price: € 250.000 negotiable
Total sqm: 700 square meters	Bedrooms: 5
Bathrooms: 2	Rooms: 15
State of conservation: Decent	Floor type: On two levels
Total floors: 2	Central heating: Self regulating
Building age: 1900	Current condition: Empty at time of deed
Available: Yes	Terrace: Present, 40 square meters
Garden: Private, 100.000 square meters	Distance to sea: 60 meters
Kitchen: Habitable	Box: Double

Features

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

Roof	Light	External area
Parkingspace	Garage	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Terrain: 101000 m ²	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

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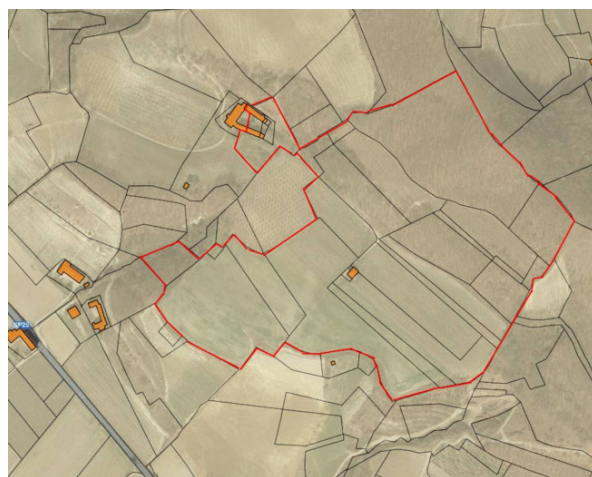
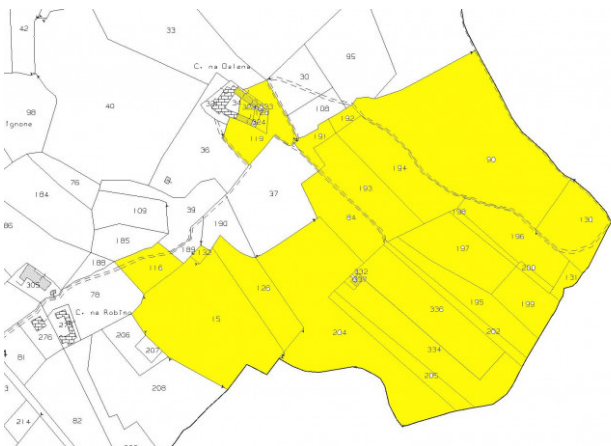
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