

## Mansion / Manor House for Sale to Vesime



### **360 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 10**

Vesime, in the Langhe area of Asti, is a region renowned for its Moscato wine and great Piedmontese reds, just a few minutes from the spa town of Acqui Terme and the villages of Nizza Monferrato and Canelli, centres of wine production in the Asti area. The property is located in the open countryside, in a completely natural area surrounded by vineyards, meadows, cultivated fields and hazelnut groves. Access is very convenient from the municipal road, the area is private but not isolated, and there is a neighbour with whom the access road is shared. The view is spectacularly panoramic and the peace and tranquillity are absolute.

The buildings, totalling 360 square metres, are in excellent condition, have been renovated to a high standard, have excellent energy efficiency (class A3) and are partly plastered on the outside and partly retain the original exposed stone. They are divided into residential and former agricultural buildings. There are two residential parts, one currently used as a B&B and one as the owner's home.

The part used as a B&B is located on the ground floor and consists of a large living area with kitchen, two bedrooms, a bathroom and a beautiful outdoor porch. High-quality finishes with beautiful ceramic floors, wooden windows with double glazing and independent gas heating.

The owner's living area is on two floors with a large and beautiful external porch on the ground floor, then an entrance hall, a very large living area with kitchen, a large master bathroom, a bedroom, pantry and boiler room. On the first floor there are four bedrooms and a bathroom.

High-quality finishes, terracotta floors, exposed wooden ceilings, bathrooms in fine ceramic, wooden windows with double glazing.

The agricultural part of the buildings consists of a detached property located at the front of the courtyard, spread over two floors for a

total of 150 square metres, with the ground floor closed off for storage and cellars and the upper floor open to a barn porch. Good structural condition, suitable for various uses.

Energy consumption is very low (39.9 kWh/m<sup>2</sup> per year), with Imhoff tank drainage, municipal electricity and water, roofs in good condition, and independent heating with a wood-fired boiler. Splendid south-east exposure.

The land, in a single plot around the house, covers a total of approximately 3,500 square metres and is beautifully maintained with lawn, crops and vineyard.

A true slice of paradise for those who love nature, tranquillity and the land.

## Property details

<b>Reference code:</b> 6053	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Mansion / Manor House	<b>Region:</b> Piemonte
<b>Province:</b> Asti	<b>Municipality:</b> Vesime
<b>Price:</b> € 285.000	<b>Total sqm:</b> 360 square meters
<b>Bedrooms:</b> 4	<b>Bathrooms:</b> 2
<b>Rooms:</b> 10	<b>State of conservation:</b> Great
<b>Floor type:</b> On two levels	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Building age:</b> 2010
<b>Current condition:</b> Empty at time of deed	<b>Available:</b> Yes
<b>Garden:</b> Private, 3.500 square meters	<b>Distance to sea:</b> 60 meters
<b>Kitchen:</b> Habitable	<b>Box:</b> Single

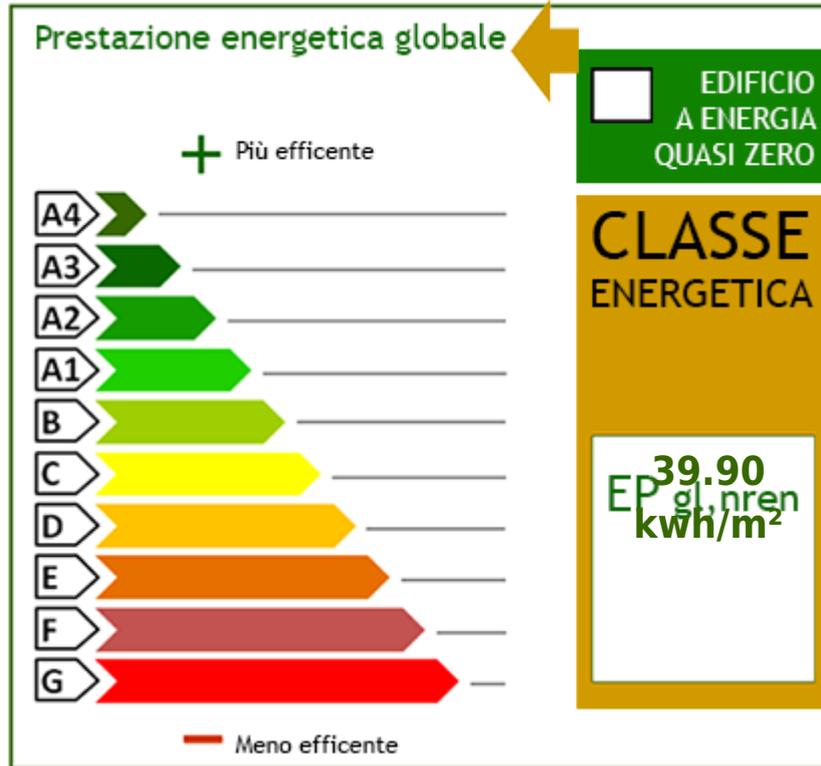
## Features

TV antenna: Autonomous	Closet	Cellar
Fireplace	Electrical system: Up to code	Shower
Wooden frames	Blinds	Terrain type: Hilly
Additional positions: In the countryside	Acces	View
Water: Municipal	Sewerage: Imhoff septic	Vegetable garden
Gas: GPL	Roof	Light
External area	Parkingspace	Garage
Flooring	Distance to sea	Distance to hospital
Water bath	Terrain	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**

Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

info@immobiliareipi.it - <https://www.immobiliareipi.it>

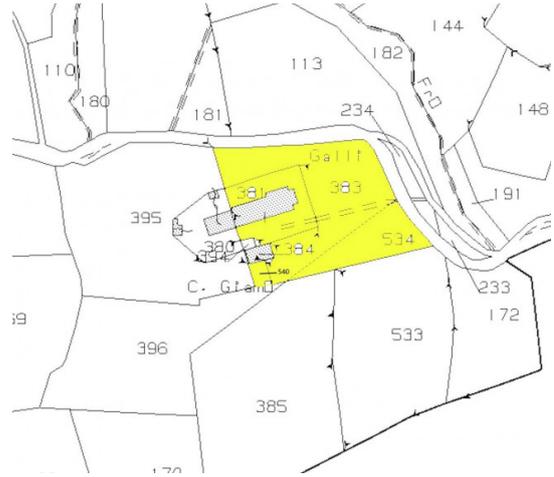
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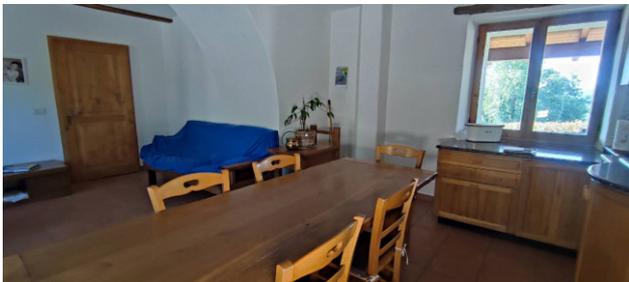
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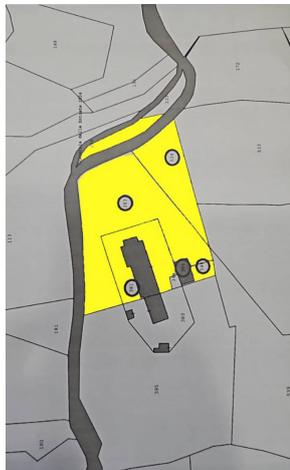
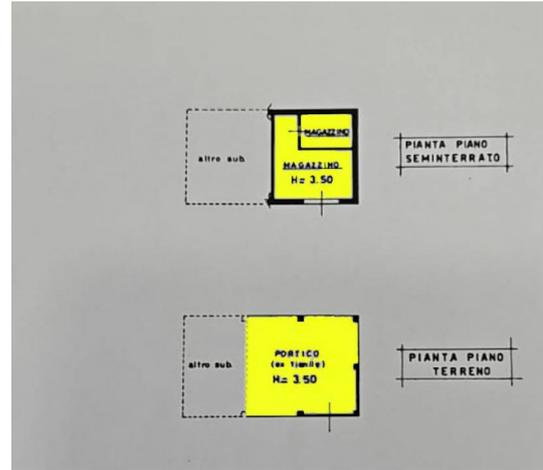
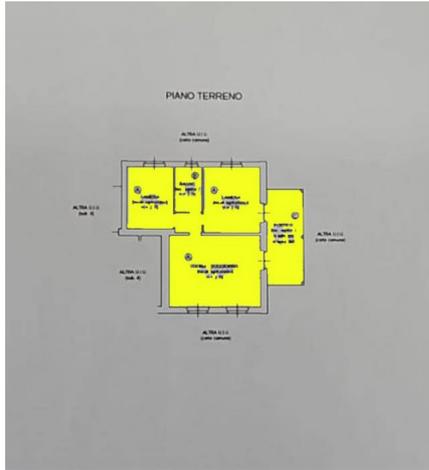
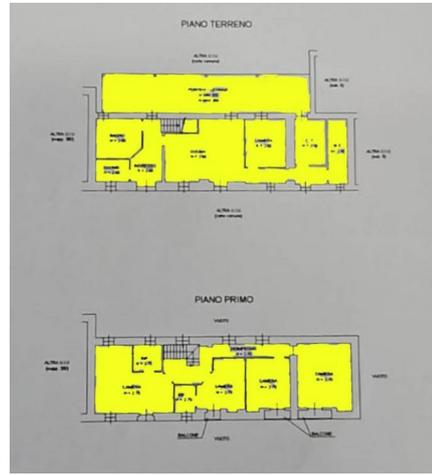












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