

## Mansion / Manor House for Sale to Monastero Bormida



### 850 square meters | Bathrooms: 11 | Bedrooms: 13 | Rooms: 30

In the heart of Monferrato, among the vineyards of the Asti area, a UNESCO heritage site, and less than 1 hour from the sea, stands this incredible property, which stands in a dominant position, on the top of a hill, consisting of a former monastery from the 17th century and over 2 hectares of land.

The original structure has been completely restored with a conservative approach and still features the unique stone and brick loggia used by the monks over four centuries ago! Recently converted into a B&B and multipurpose recreation center, the estate has also added an annex, a magnificent swimming pool with its own utility room/gym, and a removable storage room.

Meticulously maintained, the main building is divided into reception/office areas, a dining room, and common areas. There's a large professional kitchen equipped with all the necessary appliances and utensils, a spacious conference room or other functions on the first floor with access to a large terrace, 12 bedrooms with 9 bathrooms, plus a guest bathroom and laundry room, a stone wine cellar, and various utility rooms: in short, everything needed to continue operating immediately. Original wood and stone floors, modern stoneware bathrooms, ceilings with brick vaults, coffered wood, or stone with cross vaults, period fireplaces, frescoes, and partially restored original interior doors, but with all-aluminum, double-glazed windows.

The taste of the past has also been combined with modern technology to minimize environmental impact and keep costs down. The property is equipped with heating via two biomass boilers, five pellet stoves, two fireplaces, and four convector heaters in the common areas. A septic tank with drainage, municipal water with a 5,000-liter storage tank, Vodafone Wi-Fi internet connection, video surveillance, a 13kW photovoltaic system with a 9kW inverter storage tank, and LPG for cooking purposes are also available. Natural gas can be connected to the lower edge of the property.

In addition to the main building, there is a structure used by the owners as an outbuilding, on two levels with the living area and a bathroom on the ground floor and the bedroom on the upper floor.

In the lawn above, we find the summer swimming pool with gazebo and a large utility room with bathroom/changing room, used as a gym.

All around 21,870 m2 of land, partly park, partly woodland.

Truly a unique property, perfect, classy and ready for possible commercial use, as it would be left with most of the furnishings

## Property details

<b>Reference code:</b> 6056	<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> Monastero Bormida
<b>Price:</b> € 1.200.000 negotiable	<b>Total sqm:</b> 850 square meters
<b>Bedrooms:</b> 13	<b>Bathrooms:</b> 11
<b>Rooms:</b> 30	<b>State of conservation:</b> Renovated
<b>Floor type:</b> On two levels	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Parking space:</b> Covered
<b>Building age:</b> 1600	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Balconies:</b> Present
<b>Terrace:</b> Present	<b>Garden:</b> Private, 21.870 square meters
<b>Distance to sea:</b> meters	<b>Kitchen:</b> Habitable
<b>Box:</b> Double	

## Features

Terrace	TV antenna: Autonomous	TV satellite: Autonomous
Closet	Cellar	Fireplace
Air conditioning	Parquet	Electrical system: Up to code
Suspended sanitary	Shower	Aluminium frames
Alarm	Blinds	Terrain type: Hilly
Additional positions: In the countryside	Acces	View
Water: Municipal	Sewerage: Imhoff septic	Special installations
Gas: GPL	Swimmingpool	Solar panels
Roof	Light	Suitable for two families
External area	Parkingspace	Garage
Flooring	Distance to sea	Distance to ski resorts
Distance to hospital	Water bath	Terrain: 21870 m²
ideal for horses		

## Nearby

Gyms	Spas	Soccerfields	Sport complexes
Tenniscourt	Cycle paths	Playgrounds	Railway station
Public transport	Kindergarden	Elementary school	Middle school

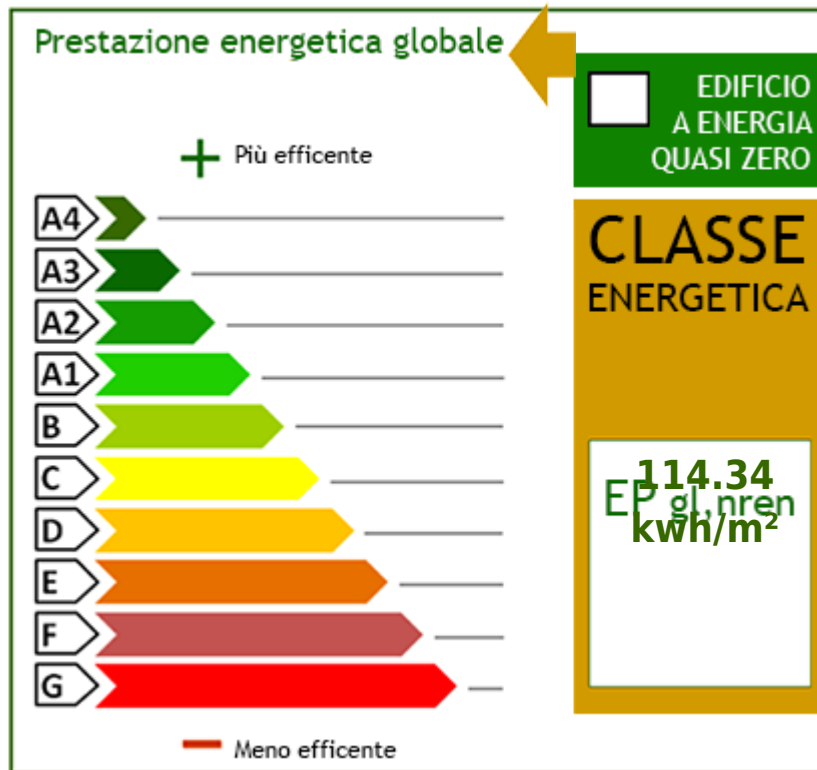
High school

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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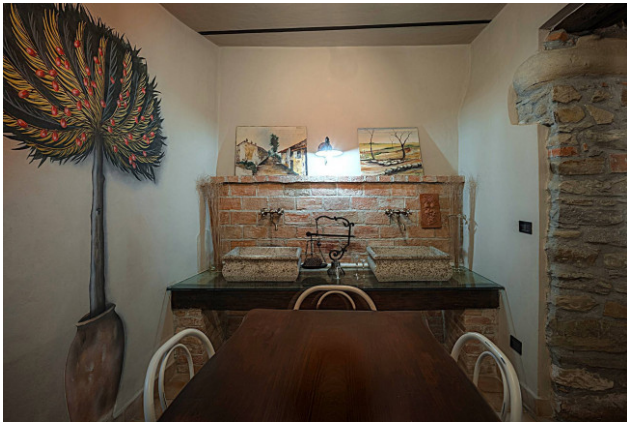
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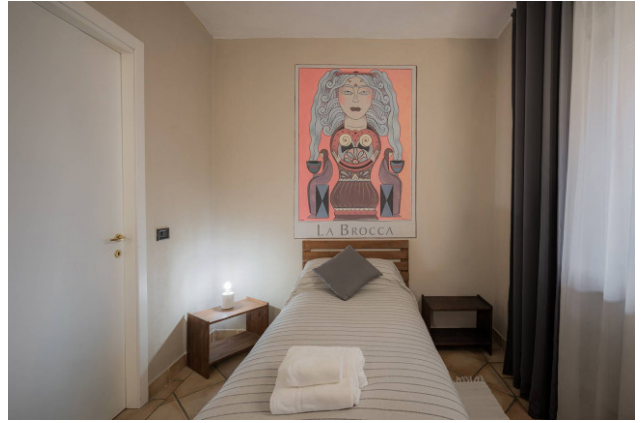
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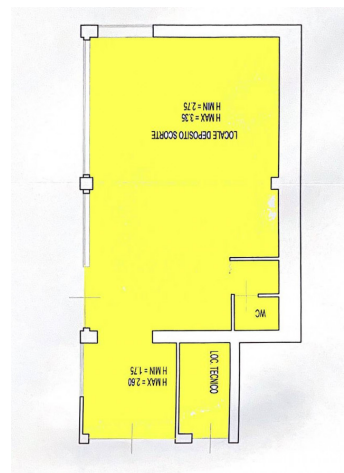




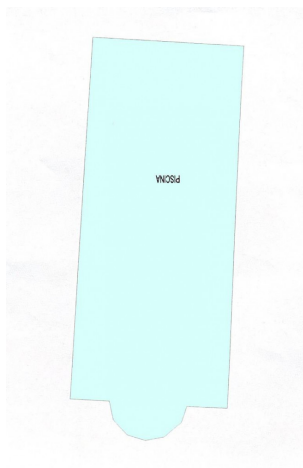








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