

Farmhouse / Estate for Sale to Spigno Monferrato



300 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 8

In the Langhe Alessandrine area of Monferrato, in a stunning location overlooking the valley and facing south, we offer this beautiful farmhouse with independent access and 46,000 square metres of land.

The property is accessed via a paved municipal road and the last stretch of a private cement road closed by a barrier. Arriving at the front courtyard, one is struck by the large flat space surrounding the building, which would allow for the construction of a swimming pool, parking spaces and more. The house is structured on two floors above ground and a basement.

In the basement, with access from the rear of the house, there is an old cellar with a stone vaulted ceiling.

On the ground floor, with side access, there is a large room of about 55 square metres with a flat slab that can be used either as a garage or as a storage room.

Also on the ground floor, at the front, there is an additional garage/tool shed and a former stable.

The living area is spread over two floors with entrance from the front door of the house, a typical solution in traditional Piedmontese homes. In the entrance hall on the ground floor, there is a front staircase leading to the upper floor, a bedroom on the left and a living room with a fireplace on the right. From here, there is access to the kitchen and a bathroom.

Upstairs, there are two large bedrooms, one of which has a door leading to the barn, which could be converted into additional characteristic living space with arched windows.

The property is in good general condition, with single-glazed aluminium windows, ceramic and old terracotta tile floors, and fixtures and fittings generally dating from the 1960s/70s. Mains water, stove heating, and septic tank drainage.

Ideal for a prestigious residence, either as a holiday home or as a primary residence, potentially also suitable for a B&B or other hospitality business.

The area is strategically located between the sea and the mountains, the beaches of the Ligurian Sea can be reached in 45 minutes, the ski slopes in just over an hour and the areas of the great Asti wines and the spa town of Acqui Terme in 30 minutes.

Airports: Genoa 1 hour, Milan 2 hours, Turin 2 hours.

Property details

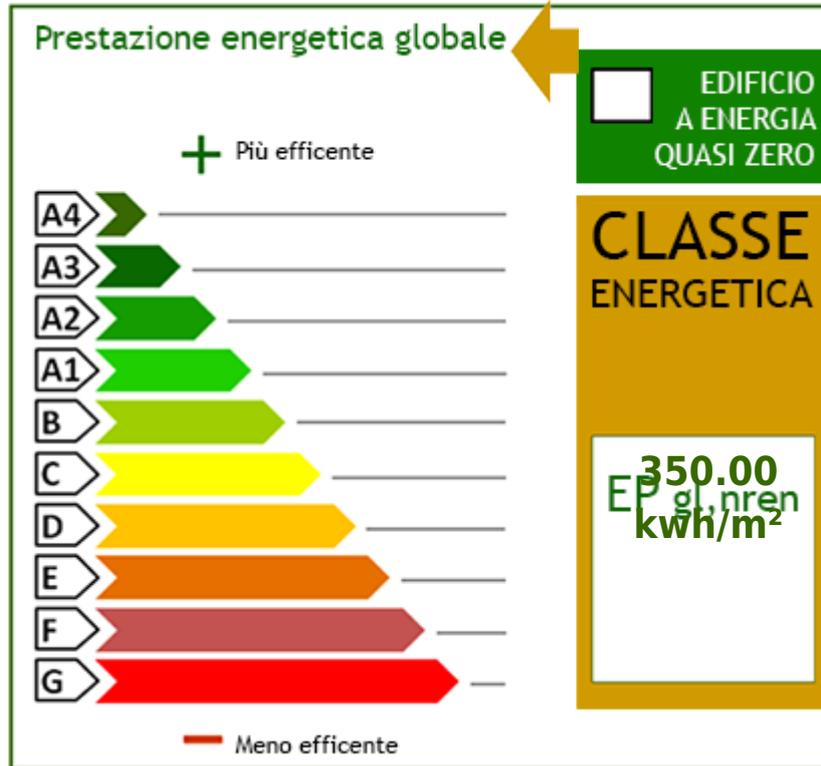
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|---|--|
| Reference code: 6062 | For Sale/For Rent: Sale |
| Type (Apartment, villa, etc): Farmhouse / Estate | Region: Piemonte |
| Province: Alessandria | Municipality: Spigno Monferrato |
| Price: € 139.000 negotiable | Total sqm: 300 square meters |
| Bedrooms: 2 | Bathrooms: 1 |
| Rooms: 8 | State of conservation: Good |
| Floor type: On two levels | Total floors: 2 |
| Central heating: Self regulating | Building age: 1920 |
| Current condition: Empty at time of deed | Available: Yes |
| Garden: Private, 46.000 square meters | Distance to sea: 45 meters |
| Kitchen: Habitable | Box: Triple, 55 square meters |

Features

| | | |
|-------------------------------|--|-------------------------|
| Closet | Cellar | Fireplace |
| Shower | Aluminium frames | Blinds |
| Terrain type: Hilly | Additional positions: In the countryside | Acces |
| View | Water: Municipal | Sewerage: Imhoff septic |
| Vegetable garden | Well | Roof |
| Light | External area | Parkingspace |
| Garage | Flooring | Distance to sea |
| Distance to ski resorts | Distance to hospital | Water bath |
| Terrain: 46000 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 | | | |

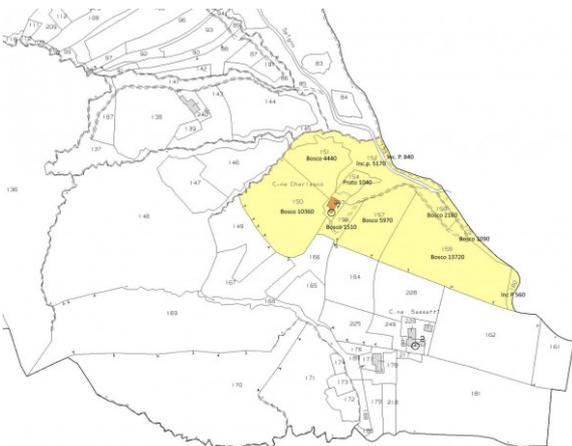








Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale
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