

Farmhouse / Estate for Sale to Costigliole d'Asti



500 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 15

Langhe Astigiane, Costigliole D'Asti, typical Piedmontese farmhouse, we offer a beautiful property with vineyards and hazelnut groves a few steps from the town centre, surrounded by an idyllic rural landscape and with an enchanting view of the Alps.

The complex consists of a residential house and another building opposite it used for storage, vehicle shelter and other purposes. In addition to the actual living area, the residential house also includes old and new cellars, a former stable and barn, and storage rooms.

The living area is spread over two floors, with a kitchen on the ground floor with a beautiful, spacious dining room and a pantry. Separated from the central staircase leading to the upper floor, there is a beautiful hall which connects to another room for various uses. Also on the ground floor is a bathroom with a bathtub and shower and an ante-bathroom, storage rooms and a former stable.

Upstairs there are three bedrooms, another room, an old 1970s bathroom and a balcony. Accessible by a spiral staircase is the old barn, which could potentially be converted into a new and charming living area.

The old and new cellars are located on the ground floor and in the basement, including an ancient underground cellar for the finest wines with beautiful brick vaulted ceilings.

On the other side of the courtyard, opposite the house, is another building used for storage and warehousing. It is built on two floors, both accessible by vehicle, and is used as a storage facility, warehouse and tool shed. The house is habitable with radiator heating powered by a boiler that runs on pellets or hazelnut shells, and there are split units for fresh air in summer. The floors are terrazzo, and the windows and doors are wooden with single glazing. Wastewater drains through a septic tank and into the municipal sewer system.

All the buildings are in good structural condition, the roofs are recent and in excellent condition, as are the walls.

The property includes a plot of land totalling 30,000 square metres, of which approximately 10,000 are hazelnut groves and approximately 20,000 are Nebbiolo D.O.C. vineyards, all with regular certificates.

All the land forms a single plot with the houses, completely independent, private and without any rights or rights of way for other parties. The location is extraordinarily charming, on a small hill overlooking the village, in the centre of which stands the castle, with the Alps in the background. A truly unique and unrepeatable location.

Total land area 30,000 square metres.

Certifications

Energy Label:
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Property details

Reference code: 6071

For Sale/For Rent: Sale

Type (Apartment, villa, etc): Farmhouse / Estate

Region: Piemonte

Province: Asti

Municipality: Costigliole d'Asti

Price: € 400.000 negotiable

Total sqm: 500 square meters

Bedrooms: 4

Bathrooms: 2

Rooms: 15

State of conservation: Decent

Floor type: On two levels

Central heating: Self regulating

Current condition: Empty at time of deed

Available: Yes

Balconies: Present

Garden: Private, 33.680 square meters

Distance to sea: 90 meters

Kitchen: Habitable

Box: Quadruple, 90 square meters
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Features

TV antenna: Autonomous

Closet

Cellar

Fireplace

Air conditioning

Electrical system: Up to code

Shower

Wooden frames

Blinds

Terrain type: Hilly

Additional positions: In the countryside

Acces

View

Water: Municipal

Sewerage: Communal

Vegetable garden

Gas: GPL

Well

Roof

Light

External area

Parkingspace

Garage

Flooring

Distance to sea

Water bath

Terrain: 30000 m²

ideal for horses
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Nearby

Gyms

Spas

Soccerfields

Sport complexes
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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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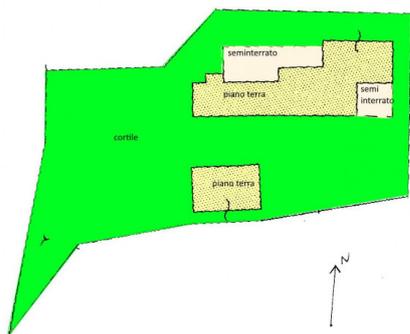
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