

Farmhouse / Estate for Sale to Spigno Monferrato



650 square meters | Bathrooms: 1 | Bedrooms: 3 | Rooms: 10

Alto Monferrato, in the municipality of Spigno Monferrato but a stone's throw from the municipality of Merana, 25 minutes from the spa town of Acqui Terme and 35 minutes from the beaches of the Ligurian Sea, surrounded by nature but not far from the main roads, we offer this beautiful detached property, with automatic gate access, consisting of two main buildings, the house and the former agricultural building, and approximately 33,000 square metres of land

- Residential house: access to the kitchen and from there to a hallway leading to a beautiful spacious living room and two storage rooms. Also on the ground floor, accessible from the inside, is a garage. Upstairs there are 3 bedrooms, an additional storage room and a bathroom. All windows are double-glazed aluminium, the ceilings are high, the floors are terrazzo, the perimeter walls are stone, and the systems are generally from the 1970s. Heating is provided by a pellet boiler and radiators, municipal water and a private well.

- Former agricultural premises: the ground floor consists of 4 good-sized storage rooms and the first floor has 2 large rooms that were once a barn. There is a beautiful terrace covered by an external canopy with concrete flooring for parking cars or enjoying the outdoor space in a covered area.

- The property is completed by a well with an adjacent wood-burning oven and a small storage room/wood shed.

Roofs and structures in excellent condition, interior finishes dating back to the 1970s.

The land, totalling 33,000 square metres, is partly grouped around the house and partly detached, at the rear of the property, mostly flat.

A beautiful property with great potential for development for any type of project, secluded but very close to the town centre, also interesting as a potential B&B or farmhouse.

Savona/sea 40 km

Acqui Terme 35 km

Ski slopes 85 km

Milan 160 km

Turin 120 km

Genoa 90 km

Property details

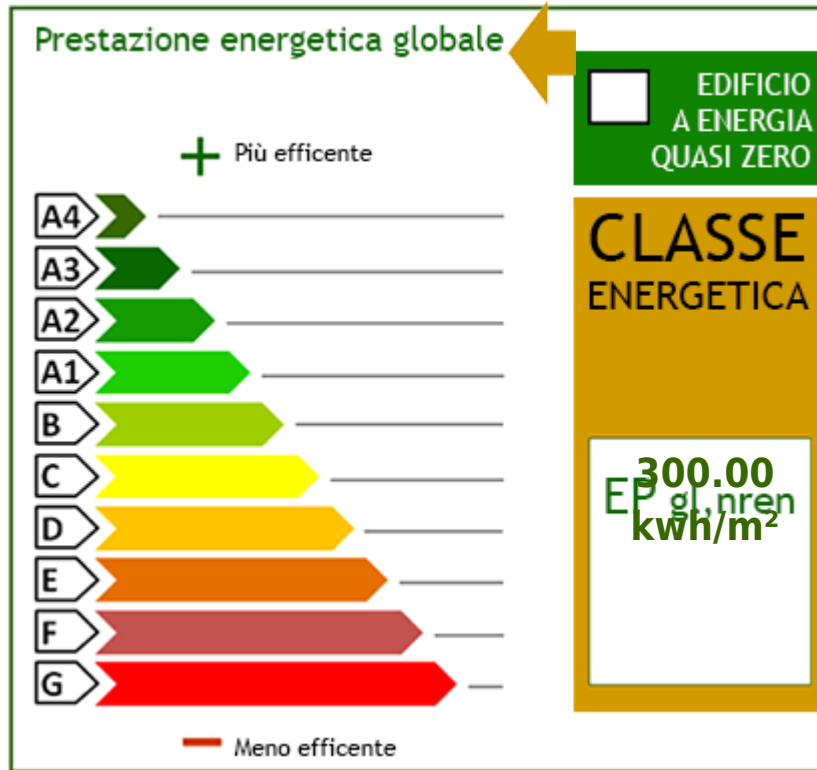
Reference code: 6073	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Farmhouse / Estate	Region: Piemonte
Province: Alessandria	Municipality: Spigno Monferrato
Price: € 160.000 negotiable	Total sqm: 650 square meters
Bedrooms: 3	Bathrooms: 1
Rooms: 10	State of conservation: Decent
Floor type: On two levels	Total floors: 2
Central heating: Self regulating	Building age: 1940
Current condition: Empty at time of deed	Available: Yes
Terrace: Present, 5 square meters	Garden: Private, 33.000 square meters
Distance to sea: 40.000 meters	Kitchen: Habitable
Box: Single, 15 square meters	

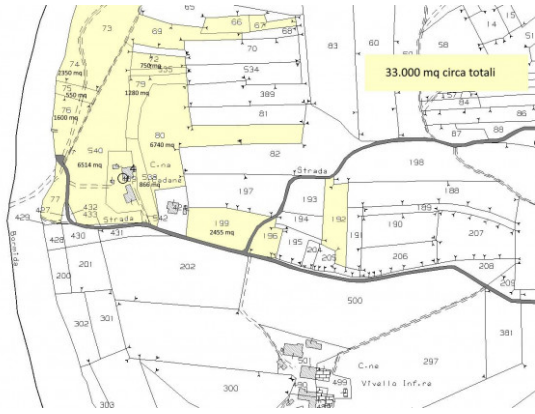
Features

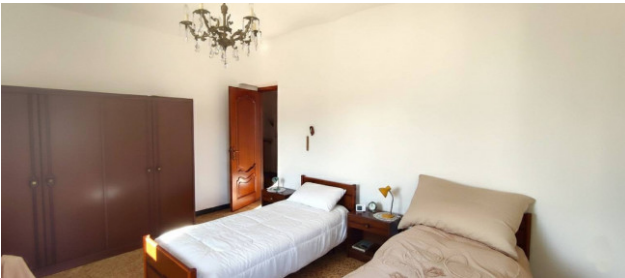
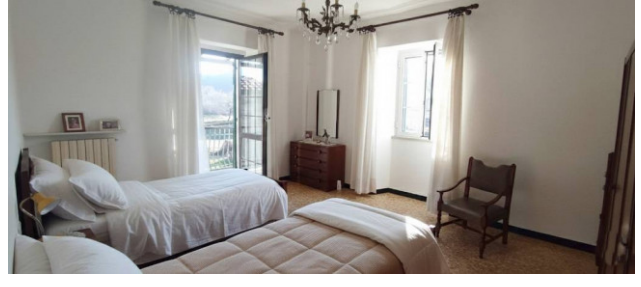
TV antenna: Autonomous	Closet	Cellar: 15 m ²
Fireplace	Aluminium frames	Blinds
Terrain type: Flat	Additional positions: In the countryside	Acces
Water: Municipal	River/Stream	Sewerage: Imhoff septic
Vegetable garden	Well	Roof
Light	Parkingspace	Garage
Flooring	Distance to sea	Distance to ski resorts
Distance to hospital	Water bath	Terrain: 33000 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			

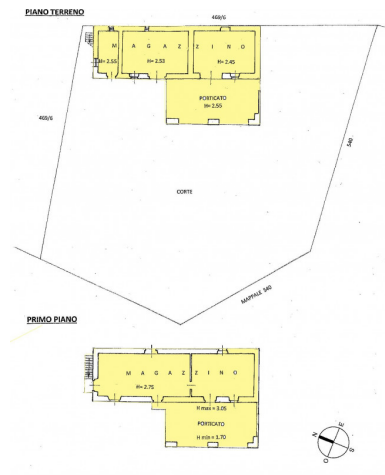
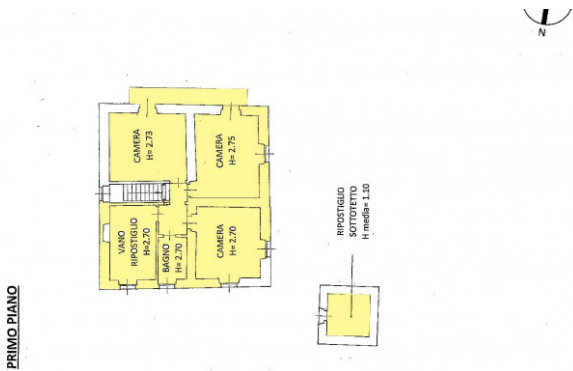
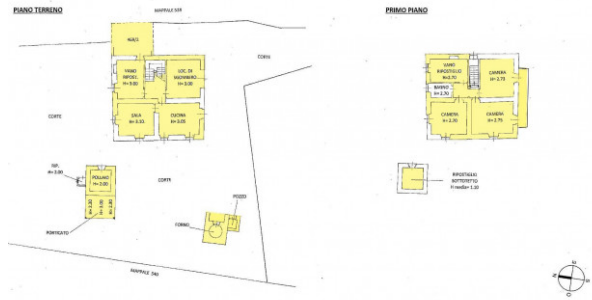




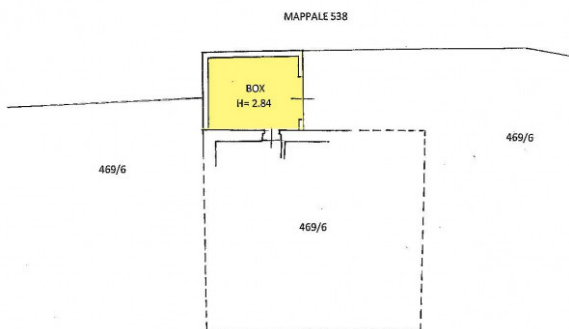








PIANO TERRENO



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

Immobiliare IPI

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