

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 m²

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

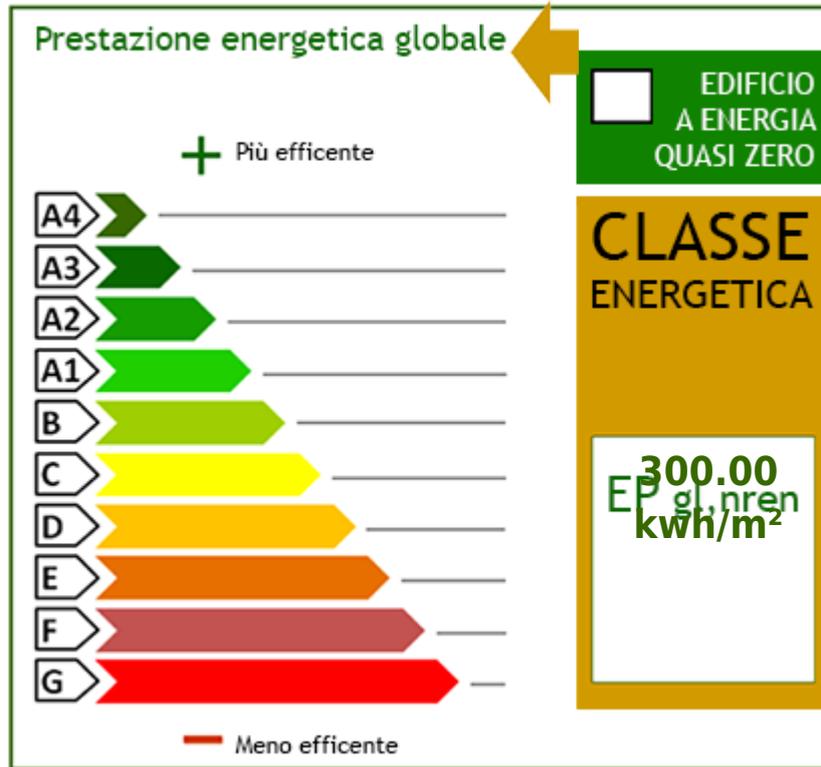
Water bath

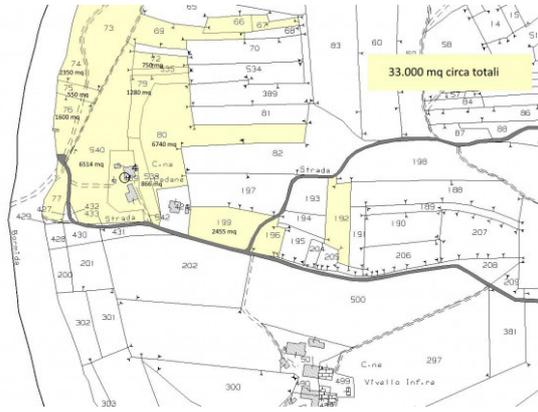
Terrain: 33000 m²

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			

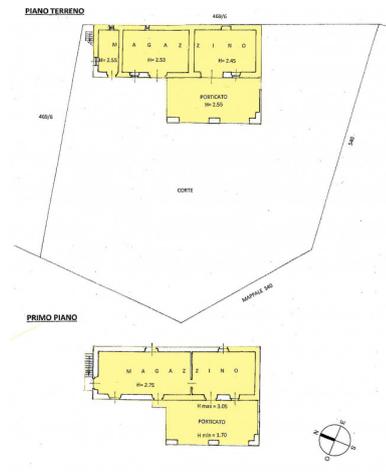
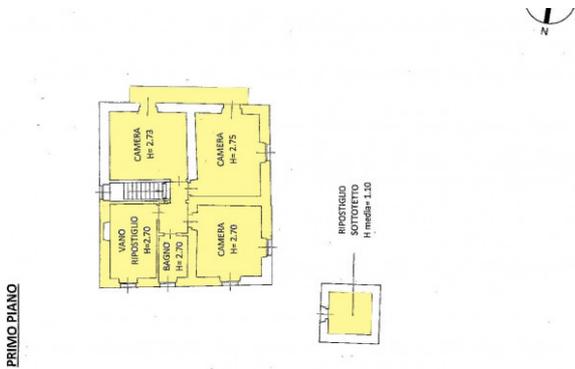
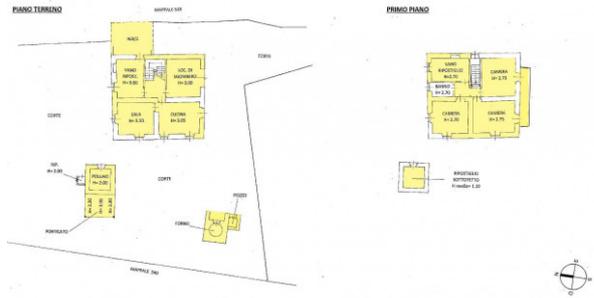












PIANO TERRENO

