Immobiliare IPI
Via Fratelli Francia, 26 - 17014 Cairo Montenotte
Phone number 0195090590 Fax 019504378

Farmhouse / Estate for Sale to Montechiaro d'Acqui Zone: Vaccamorta



1.100 square meters | Bathrooms: 1 | Bedrooms: 3 | Rooms: 15

Alto Monferrato, Motechiario D'Acqui, Immersed in a setting of extraordinary beauty and charm, this former agricultural property is located in a superb panoramic position, a short distance from the road connecting Montechiaro Alto to Castelletto d'Erro. A place where the view stretches to infinity, while remaining easily accessible via a convenient paved road that leads directly to the residence.

The property is surrounded by 15,000 square metres of hilly land, a natural mosaic divided between lush woods and productive hazelnut groves. The complex consists of several buildings, offering generous volumes and multiple possibilities for development: The spa town of Acqui Terme can be reached in 25 minutes, the areas of the great Asti wines in 35 minutes, the Ligurian coast in 45 minutes and, for those who wish to ski, the ski slopes are an hour and a half away.

-- The Warehouse: A recently constructed two-storey building (150 m² on the ground floor and 150 m² on the first floor) featuring an attractive exposed roof. It is complemented by a 60 m² rear canopy and a 20 m² front canopy, all overlooking a cosy paved courtyard.

-- The Main Residence: A solid structure on three levels:

Ground Floor: Storage rooms and large warehouses.

First Floor: An unfinished area of 120 m², with enormous potential for conversion into living space.

Upper Floor: The current living area (120 m²), perfectly habitable and already inhabited, consisting of a kitchen, living room, three large

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bedrooms, hallway and bathroom.

-- Adjacent to the main house is the old stone dwelling on two levels (100 square metres per floor), which retains the flavour of the rural architecture of yesteryear, ideal for conservative restoration.

-- An additional former stable building with a hayloft above (approximately 100 square metres per floor), perfect space for those who dream of an atelier or accommodation facility.

Connection to public water and electricity. Single-glazed wooden windows and ceramic floors.

Compliant Imhoff tank.

A unique opportunity for a complex with extraordinary potential.

Property details

Reference code: 6079	**For Sale/For Rent**: Sale
Type (Apartment, villa, etc): Farmhouse / Estate	**Region**: Piemonte
Province: Alessandria	**Municipality**: Montechiaro d'Acqui
Zone: Vaccamorta	**Price**: Confidential Negotiation
Total sqm: 1.100 square meters	**Bedrooms**: 3
Bathrooms: 1	**Rooms**: 15
State of conservation: Good	**Floor type**: Multi-story
Total floors: 3	**Central heating**: Self regulating
Current condition: Empty at time of deed	**Available**: Yes
Terrace: Present	**Garden**: Private, 15.000 square meters
Distance to sea: 50 meters	**Kitchen**: Habitable
Box: Double	

Features

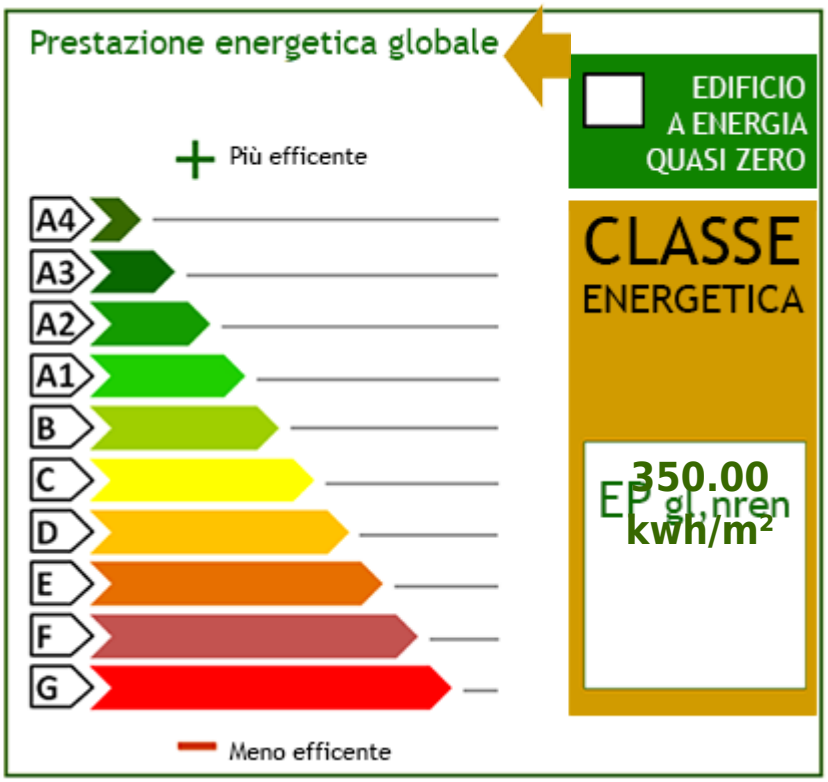
Terrace	TV antenna: Autonomous	Closet
Cellar	Fireplace	Shower
Wooden frames	Blinds	Terrain type: Hilly
Additional positions: In the countryside	Acces	View
Water: Municipal	Sewerage: Imhoff sepctic	Vegetable garden
Well	Roof	Light
Suitable for two families	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 15000 m²		

Nearby

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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			



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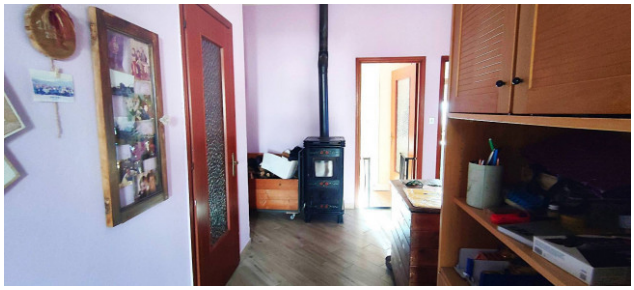


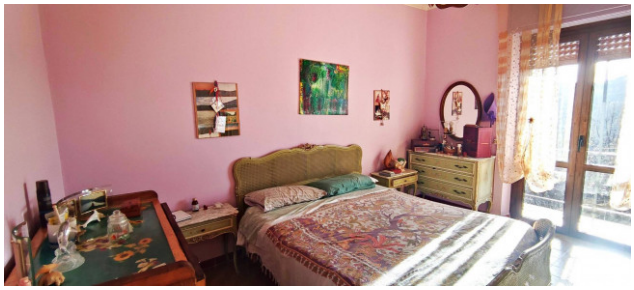














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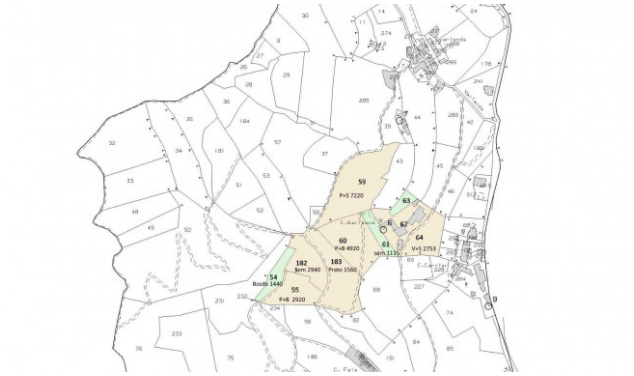
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