

Farmhouse / Estate for Sale to Spigno Monferrato



350 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6

In the Monferrato area, on the border with Liguria and just 40 minutes from the coast, in a private yet not isolated position, we offer this attractive villa with an adjoining rustic outbuilding. The property is arranged over a single residential level, with a semi-basement garage.

Access is via both a vehicular and pedestrian gate, with remote opening. The villa comprises an entrance into a spacious kitchen, leading to a large living room, followed by three bedrooms, a bathroom, and a utility/laundry room.

The semi-basement garage is generously sized and can accommodate up to three cars. The property dates back to the late 1980s / early 1990s and features high-quality finishes. Wooden double-glazed windows and external shutters are in excellent condition. Flooring is ceramic, and internal doors are solid wood.

Heating is provided by wood-burning stoves and a radiator system (boiler to be reinstalled). The roof and overall structure are in very good condition.

Mains water and electricity are connected. The property also includes a septic tank (Imhoff system) and a video surveillance system.

On the opposite side of the small country road, there is a traditional rustic building constructed in brick and arranged over two levels.

On the ground floor, there are four storage rooms and an open-sided shed with a wood-fired oven beneath. The upper floor offers an open-plan space of approximately 70 square metres.

The structure is solid and built in brick, with the potential to be partially converted into residential use.

Water and electricity utilities are available from the main building.

The roof is in fair condition but would require attention if converting the building for residential purposes.

The property is completed by over 4 hectares of land, partly surrounding the buildings and partly in separate plots.

Distances:

Savona / sea: 40 km
Alba: 47 km
Acqui Terme: 35 km
Genoa: 65 km
Turin Airport: 110 km
Milan Malpensa Airport: 160 km

Certifications

Energy Label:

Property details

Reference code: 6087

For Sale/For Rent: Sale

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

Region: Piemonte

Province: Alessandria

Municipality: Spigno Monferrato

Price: € 299.000 negotiable

Total sqm: 350 square meters

Bedrooms: 3

Bathrooms: 2

Rooms: 6

State of conservation: Good

Floor type: Ground floor

Total floors: Yes

Central heating: Self regulating

Building age: 1995

Current condition: Empty at time of deed

Available: Yes

Garden: Private

Distance to sea: 40.000 meters

Kitchen: Habitable

Box: Triple

Features

TV antenna: Autonomous

Closet

Cellar

Fireplace

Parquet

Electrical system: Up to code

Shower

Wooden frames

Alarm

Blinds

Terrain type: Flat

Additional positions: In the countryside

Acces

View

Water: Municipal

Sewerage: Imhoff septic

Vegetable garden

Roof

Light

External area

Parkingspace

Garage

Flooring

Distance to sea

Distance to ski resorts

Distance to hospital

Water bath

Terrain: 40000 m²

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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