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

House for Sale to Mombaldone



300 square meters | Bathrooms: 3 | Bedrooms: 3 | Rooms: 11

Alto Monferrato, Mombaldone, a village officially recognised among the top one hundred most beautiful historic villages (borghi) in Italy. Located just outside the walls of the historic centre, a hundred metres from the gateway leading into the ancient village, we offer a beautiful property ideal both as a main residence and as a holiday home. This is a perfect choice for those wishing to enjoy the extraordinary villages of Alto Monferrato, the stunning hills of the Langhe, and the surrounding vineyards and hazelnut groves, whilst also being able to reach the beaches of the Ligurian Sea in less than an hour, all within the setting of a small village just meters away from all amenities.
The property comprises a large residential house and surrounding land of approximately 6,500 sqm, consisting of parkland, garden, arable land, and woodland. Access is directly from the municipal road, with both a pedestrian entrance leading to the front door and a vehicular entrance through a gate, via a short driveway that leads down into the internal courtyard.
The house is very spacious and arranged over two floors. The lower ground floor features a garage, store rooms, cellars, a bathroom, and a storage room. The ground floor houses the main living quarters, comprising an entrance hall, kitchen, living room, study, three bedrooms, two bathrooms, and an additional study. The property retains the charm of period buildings, with wooden windows, terrazzo flooring, and decorated cementine tiles. Heating is provided by a radiator system with a diesel-fired boiler. All main utilities are connected: municipal water, electricity, and mains drainage. Gas is currently disconnected, but the connection point is available right at the entrance.
The house is ready to move into and, with some appropriate refurbishment, could become a stunning villa with an extraordinary courtyard and parkland garden, directly accessible by car. For interested buyers, there is potential to double the living space by utilising the enormous areas on the lower ground floor (some of which feature traditional brick-vaulted ceilings), subject to verifying planning permission with the local technical office.
Panoramic views and proximity to services add further value to this residence-a wonderful opportunity for those who love tranquility,

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the countryside, and rural landscapes, but also desire easy access without being isolated in the mountains.
Distances:
Spa town of Acqui Terme: 15 km
Beaches of the Ligurian Sea: 50 km
Asti premium wine regions (Nizza Monferrato, Canelli): 25 km
Genoa Airport: 95 km
Milan Airport: 150 km

Certifications

Energy Label:

Property details

Reference code: 6113	**For Sale/For Rent**: Sale
Type (Apartment, villa, etc): House	**Region**: Piemonte
Province: Asti	**Municipality**: Mombaldone
Price: € 200.000	**Total sqm**: 300 square meters
Bedrooms: 3	**Bathrooms**: 3
Rooms: 11	**State of conservation**: Good
Floor type: On two levels	**Total floors**: 2
Central heating: Self regulating	**Current condition**: Empty at time of deed
Available: Yes	**Balconies**: Present
Terrace: Present	**Garden**: Private, 6.500 square meters
Distance to sea: 50 meters	**Kitchen**: Habitable
Box: Double, 40 square meters	

Features

Terrace	TV antenna: Autonomous	Closet
Cellar: 50 m²	Fireplace	Electrical system: Up to code
Shower	Wooden frames	Blinds
Terrain type: Hilly	Additional positions: In the village	Acces
View	Water: Municipal	Sewerage: Communal
Vegetable garden	Well	Roof
Light	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 6500 m²		

Nearby

Gyms	Spas	Soccerfields	Sport complexes
Tenniscourt	Cycle paths	Playgrounds	Railway station

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Public transport	Kindergarden	Elementary school	Middle school
High school	Bar	Postal offices	Commercial center
Municipal offices			

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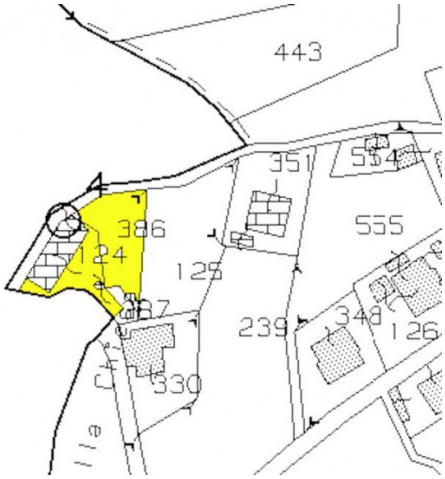

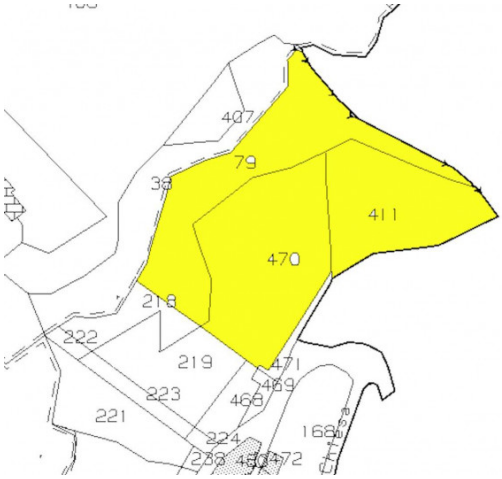

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