

## 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,

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:** € 150.000 negotiable

**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 m<sup>2</sup>

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 m<sup>2</sup>

## Nearby

Gyms

Spas

Soccerfields

Sport complexes

Tenniscourt

Cycle paths

Playgrounds

Railway station

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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Public transport

Kindergarden

Elementary school

Middle school

High school

Bar

Postal offices

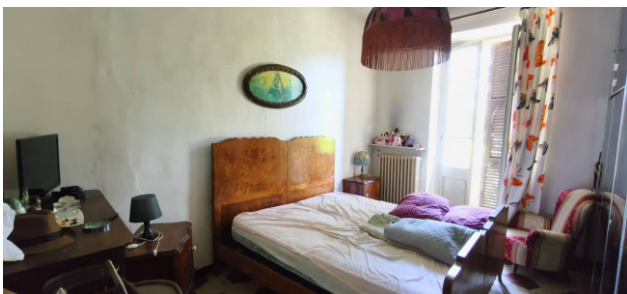
Commercial center

Municipal offices



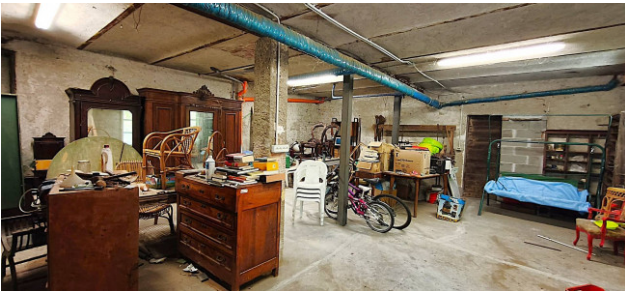


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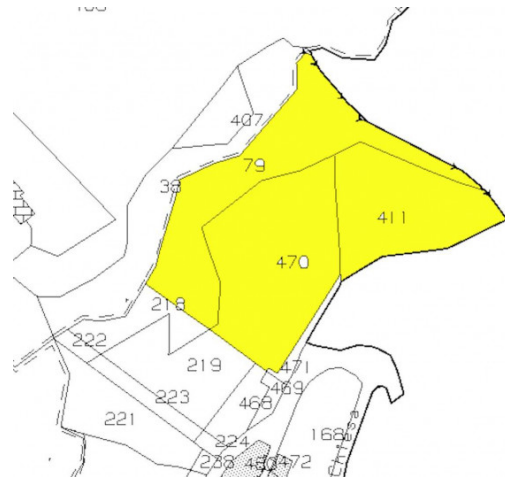
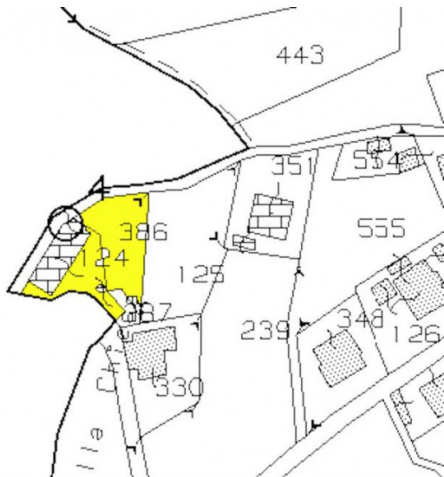
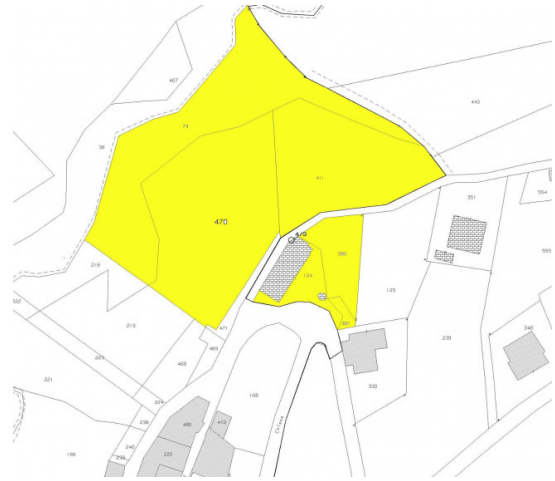
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