

Farmhouse / Estate for Sale to Cassinasco



115 square meters | Bathrooms: 1 | Bedrooms: 4 | Rooms: 11

The Asti Langhe, Cassinasco: set against the stunning backdrop of the Asti Langhe hills, amidst hazelnut groves and vineyards, where time seems to have stood still in a bygone era, we are offering a beautiful property comprising buildings and agricultural land totalling 90,000 square metres, planted with hazelnut groves, cultivated fields and woodland. The buildings comprise residential areas and areas used for managing the land. Specifically, there is a residential house with three rooms on the ground floor and two staircases leading to the first floor and the attic; a first floor with four rooms and a bathroom; and finally two large attics with a ceiling height of 220 cm. One corner of the building is partially dilapidated and damaged but is in a condition to be renovated and restored; the rest of the building is in fair condition. At the rear of the house is a large 50-square-metre portico suitable for various uses.

The second building comprises a basement, where there are old cellars covering an area of approximately 50 square metres, and a ground floor with a full-height brick portico of approximately 100 square metres, with a maximum height of 6 metres. It is very attractive and has the potential to be converted for any purpose. The land surrounds the buildings and comprises 30,000 square metres of organic hazelnut groves in full production, which are very attractive and well-maintained. There are also around 20,000 square metres of arable land suitable for planting an Alta Langa vineyard, as well as further arable land, meadows and woodland. The entire property is situated on a hillside with panoramic views, benefiting from an exceptionally mild microclimate.

The property offers great potential both as a prestigious residence and as a potential agritourism venture ☐ as it meets the necessary requirements ☐ or as a B&B, or even simply as a farming business. The location is truly privileged, situated in the heart of the region where Moscato, Barbera, Nizza and other grape varieties are grown, alongside hazelnut groves. Although situated in a location offering complete privacy, the centres of the towns of Canelli and Nizza Monferrato are just 10 minutes away; it therefore combines the convenience of being close to amenities and the vibrant life of the Asti area's towns with the absolute tranquillity of the unspoilt Langa

hills.

The properties are accessible via a tarmac-surfaced local road leading right up to the entrance of the private courtyard; they are connected to the electricity grid and have a well with an abundant water supply (connection to be verified). Wastewater is discharged into an authorised septic tank. The buildings are particularly noteworthy for their generous floor space, which could potentially be utilised or converted; at present, they feature 1970s-style finishes with old terracotta or terrazzo flooring and wooden window frames with single-glazed panes, and require updating and renovation to be made habitable. A great opportunity for those who love nature in all its forms and are looking for a large, beautiful property in an absolutely delightful location.

For those unable to look after the hazelnut groves, there is the option of entrusting their management to the person who is currently looking after them.

Certifications

Energy Label:

Property details

Reference code: 6115	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Farmhouse / Estate	Region: Piemonte
Province: Asti	Municipality: Cassinasco
Price: € 170.000	Total sqm: 115 square meters
Bedrooms: 4	Bathrooms: 1
Rooms: 11	State of conservation: To be restructured
Floor type: On two levels	Total floors: 2
Central heating: Self regulating	Current condition: Empty at time of deed
Available: Yes	Terrace: Present
Garden: Private, 90.000 square meters	Distance to sea: 80 meters
Kitchen: Habitable	Box: Double

Features

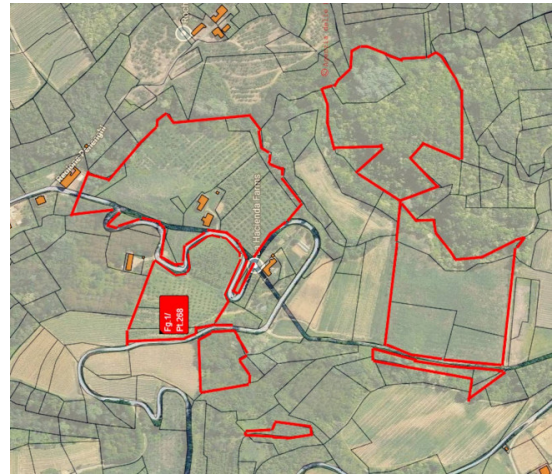
Terrace	Closet	Cellar: 50 m ²
Fireplace	Wooden frames	Blinds
Terrain type: Hilly	Additional positions: In the countryside	Acces
View	Water: Private/well	Sewerage: Imhoff septic
Vegetable garden	Well	Roof
Light	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to hospital	Water bath	Terrain: 90000 m ²

ideal for horses

Nearby

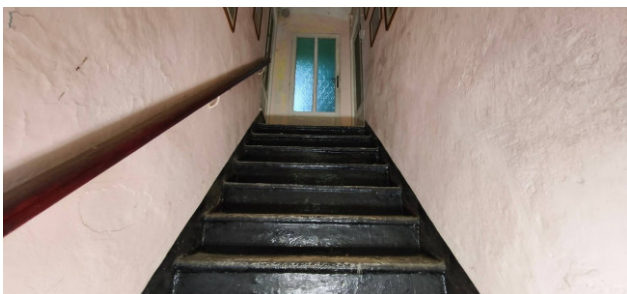
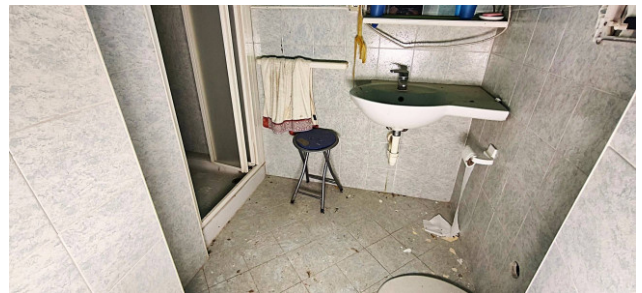
Gyms	Spas	Soccerfields	Sport complexes
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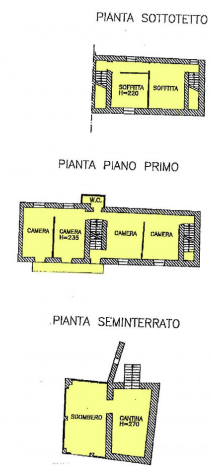
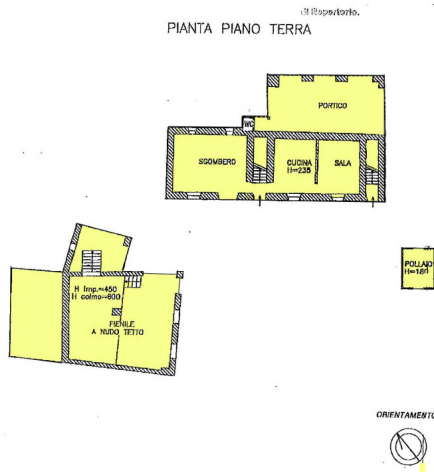
Tenniscourt	Cycle paths	Playgrounds	Railway station
Public transport	Kindergarden	Elementary school	Middle school
High school	Bar	Postal offices	Commercial center
Municipal offices			





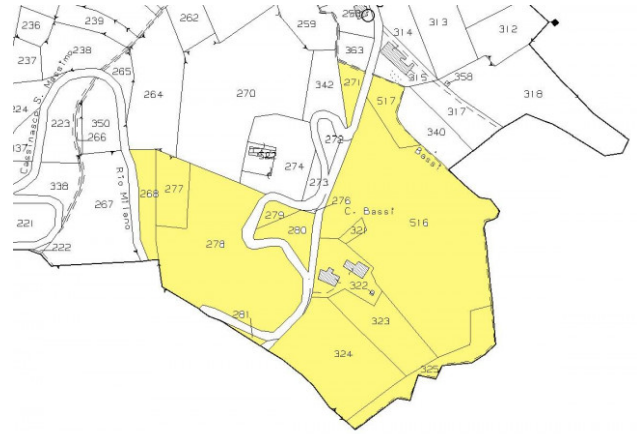
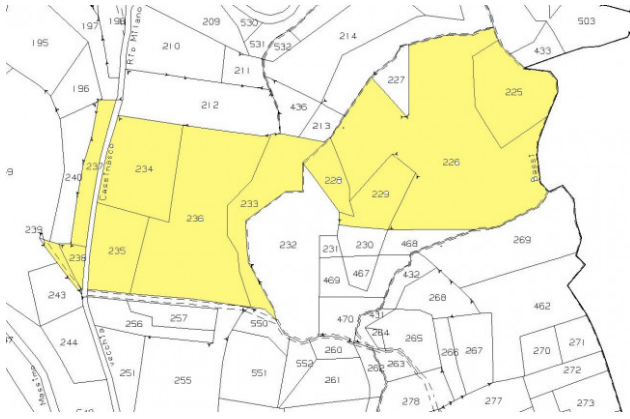






Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

Immobiliare IPI
Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378
info@immobiliareipi.it - <https://www.immobiliareipi.it>
V.A.T. 01083550093



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