

Farmhouse / Estate for Sale to Acqui Terme



550 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 15

In the spa town of Acqui Terme, on the hills overlooking the town from all sides in a commanding position, offering an absolutely extraordinary panoramic view, a splendid farmhouse with all its agricultural operations is now for sale. The property, situated at the top of the hill, overlooks the valley below and comprises a complex of buildings and cultivated land.

The entire property comprises a single plot totalling 39,500 square metres, of which 30,000 square metres are planted with Barbera, Cortese, Dolcetto and Moscato vines. The vineyards are well maintained, currently tended by the owner and duly registered in the farm records.

The buildings are divided into a residential section and a section for agricultural use. At the rear of the residential section, the house is adjacent to another building belonging to a different owner; however, this does not give rise to any easements or joint ownership arrangements whatsoever.

The residential house is spread over two floors. On the ground floor, the entrance is via a beautiful front portico leading to a hall, followed by a kitchen-diner, a bathroom with a bath and shower, and a huge pantry with a window.

A staircase leads to the first floor, where there are three large bedrooms with barrel-vaulted ceilings and a bathroom. The windows and doors are wooden with double glazing; the floors are fitted with 1990s ceramic tiles; and the heating system comprises a wood-burning stove that feeds the radiators. The ground floor has security grilles and fly screens on all windows.

Also on the ground floor is the cellar, with two entrances; from here, a staircase leads to the loft, which is used for storage, and another storage room.

In the property's courtyard, accessed via a private gate, there are, in addition to the main house described above, other outbuildings used for business purposes. The first building you come to upon entering is a lovely oven, in perfect condition and fully functional; continuing along the right-hand side, there is another building with three rooms serving as a garage and storage area.

On the opposite side of the courtyard is another large building, with the old stable, warehouses and storage areas on the ground floor. At the rear of this section, also on the ground floor, there is a large vehicle shelter and storage area. On the first floor of this building, spanning the entire area, is a huge and beautiful barn with a new roof featuring exposed beams, which is truly striking. This entire section could be converted, subject to approval from the relevant municipal technical department, into residential accommodation for any purpose.

All the buildings are in excellent condition with new or very recent roofs; the finishes in the residential house have been carefully maintained. The windows and doors are wooden with double glazing, the floors are tiled, and the heating system consists of radiators powered by a wood-burning stove. Electricity and connection to the municipal water supply are in place; waste is treated in an Imhoff tank.

The property can be used either primarily for agricultural purposes, such as managing the vineyards, or as a farm holiday business, B&B or guesthouse. The area and its wider surroundings are experiencing ever-increasing tourism development; we are in a region renowned for the production of red and white wines and the hazelnut groves typical of the area. The wine-growing regions of Asti, Nizza, Canelli, etc. can be reached in fifteen minutes, and the beaches of the Ligurian coast are just an hour away. Furthermore, this particular property enjoys a private setting amidst nature and vineyards, perched on a hilltop with extraordinary views, yet is only a few minutes' drive from the town centre – a very important feature.

A great opportunity for anyone with plans for a different way of life, or even for those who simply want a splendid residence – as a primary or secondary home – in an area free from pollution and traffic, set in an ideal location.

Certifications

Energy Label:

Property details

Reference code: 6120	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Farmhouse / Estate	Region: Piemonte
Province: Alessandria	Municipality: Acqui Terme
Price: € 345.000 negotiable	Total sqm: 550 square meters
Bedrooms: 3	Bathrooms: 2
Rooms: 15	State of conservation: Great
Floor type: On two levels	Total floors: 2
Central heating: Self regulating	Current condition: Empty at time of deed
Available: Yes	Garden: Private, 39.500 square meters
Distance to sea: meters	Kitchen: Habitable
Box: Quadruple	

Features

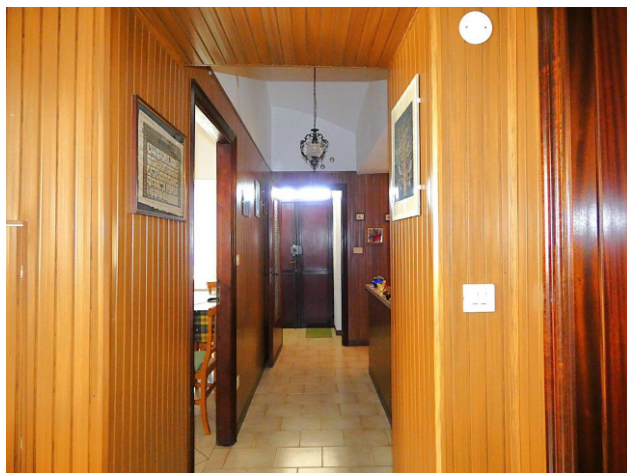
TV antenna: Autonomous	Closet	Cellar
Fireplace	Electrical system: Up to code	Shower
Wooden frames	Blinds	Terrain type: Flat
Additional positions: In the countryside	Acces	View
Water: Municipal	Sewerage: Imhoff septic	Vegetable garden

Gas: GPL	Roof	Light
External area	Parkingspace	Garage
Flooring	Distance to sea	Distance to ski resorts
Distance to hospital	Water bath	Terrain: 39500 m²
ideal for horses		

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

Immobiliare IPI

Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

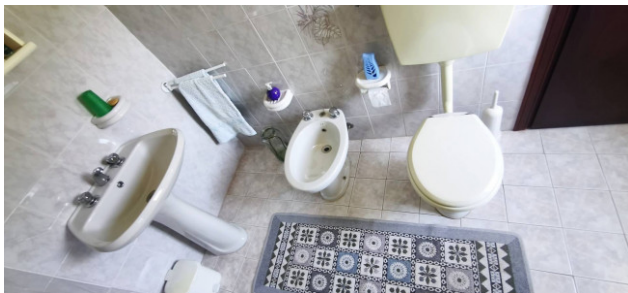
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V.A.T. 01083550093



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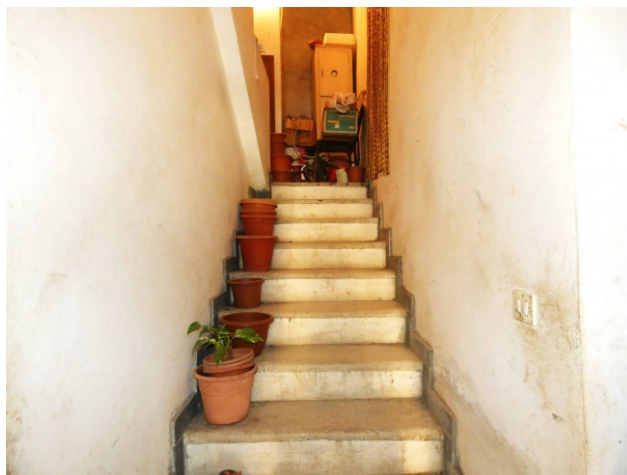
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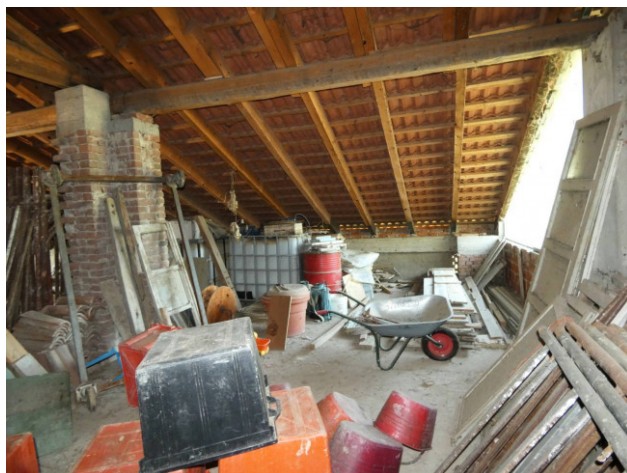
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