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

Farmhouse / Estate for Sale to Cartosio



416 square meters | Bathrooms: 4 | Bedrooms: 4 | Rooms: 10

In Cartosio, nestled between two rolling green hills in the Acqui Terme area, we offer this beautifully renovated farmhouse. Situated in a unique location, it boasts the perfect blend of panoramic views and absolute privacy.
Access is via a well-maintained dirt road that is easily drivable year-round; the road practically ends at the property, as the continuation further along is closed off. A gated entrance leads into a charming gravel courtyard. Here, you immediately sense the atmosphere of an ancient farmhouse where time seems to have stood still.
On the ground floor, there is a guest bedroom with an en-suite bathroom, and a main entrance leading to the owner's quarters. This section features an eat-in kitchen, a living room with a bathroom, and a lounge that opens directly onto an outdoor gazebo-perfect for al fresco dining while soaking in the surrounding nature.
The first floor can be reached via both an internal and an external staircase. The external staircase leads to two bedrooms, each with its own bathroom, offering the ideal layout to run the property as a Bed & Breakfast if desired. The first floor also includes an additional study space and a generously sized master bedroom.
At the rear of the house, there is a utility room equipped with a pellet boiler, a 1,000-liter hot water storage tank, a sauna, and a storage room. The property features high-quality finishes throughout, including double-glazed wooden windows. The roof is fitted with photovoltaic panels with an inverter, as well as solar panels for domestic hot water.
Completing the buildings is an additional full-height outbuilding of about 60□70 square meters, used for tool storage.
Walking down a lovely stone staircase, you reach the relaxation and pool area, surrounded by lavender plants and flowers typical of the Mediterranean scrub. The infinity pool features an underground pumping system. This pool and lounge area is truly enchanting, allowing you to fully enjoy the beauty of nature and the panoramic views.
The property is surrounded by approximately 23,000 square meters of agricultural land, a good portion of which is highly usable.
It is equipped with a septic tank, mains water, and fully functional systems.

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

Acqui Terme: 14 km
Albissola (Beach): 40 km
Milan: 145 km
Genoa: 80 km
Turin: 110 km

Property details

Reference code: 6122	**For Sale/For Rent**: Sale
Type (Apartment, villa, etc): Farmhouse / Estate	**Region**: Piemonte
Province: Alessandria	**Municipality**: Cartosio
Price: € 590.000 negotiable	**Total sqm**: 416 square meters
Bedrooms: 4	**Bathrooms**: 4
Rooms: 10	**State of conservation**: Great
Floor type: On two levels	**Total floors**: 2
Central heating: Self regulating	**Building age**: 1900
Current condition: Empty at time of deed	**Available**: Yes
Balconies: Present, 10 square meters	**Garden**: Private, 23.000 square meters
Distance to sea: 50.000 meters	**Kitchen**: Habitable

Features

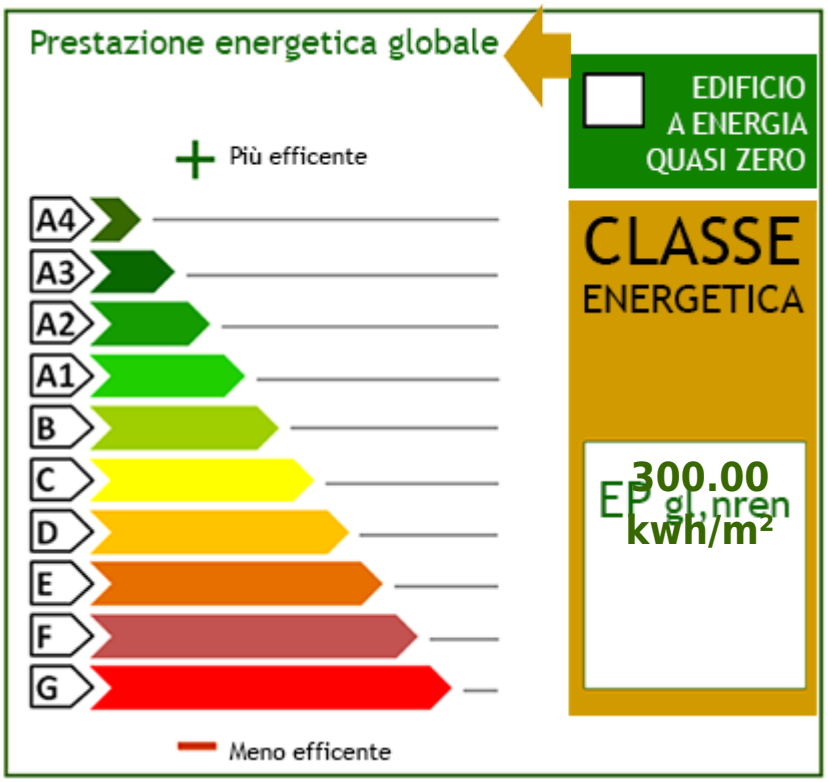
Terrace	TV antenna: Autonomous	Cellar
Fireplace	Electrical system: Up to code	Shower
Wooden frames	Blinds	Terrain type: Hilly
Additional positions: In the countryside	Acces	View
Water: Municipal	Sewerage: Imhoff sepctic	Vegetable garden
Swimmingpool	Well	Solar panels
Roof	Light	Suitable for two families
External area	Parkingspace	Flooring
Distance to sea	Distance to hospital	Water bath
Terrain: 23000 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			

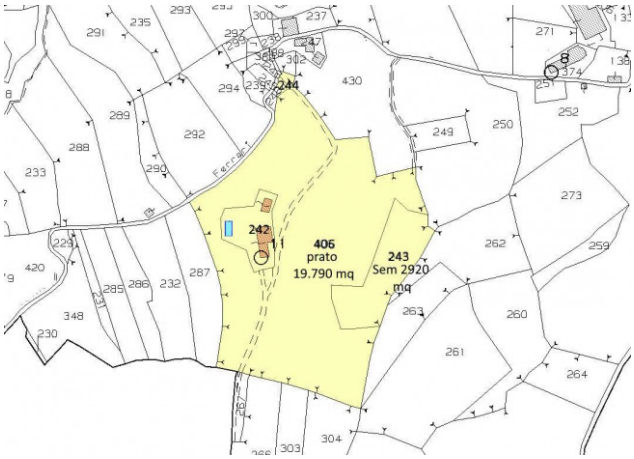
Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

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



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

















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

















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











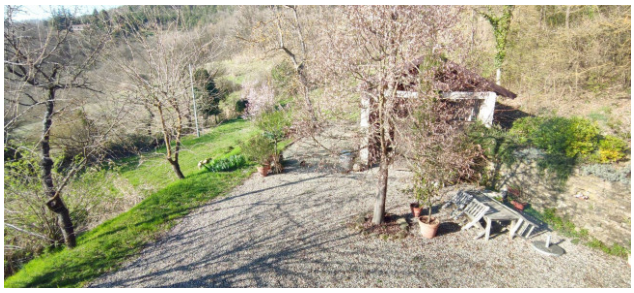






Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale
Immobiliare IPI
Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378
info@immobiliareipi.it - https://www.immobiliareipi.it
V.A.T. 01083550093





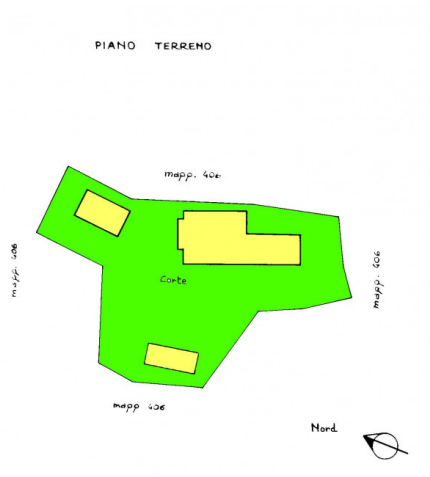






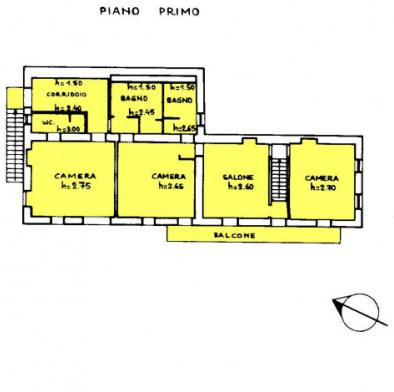


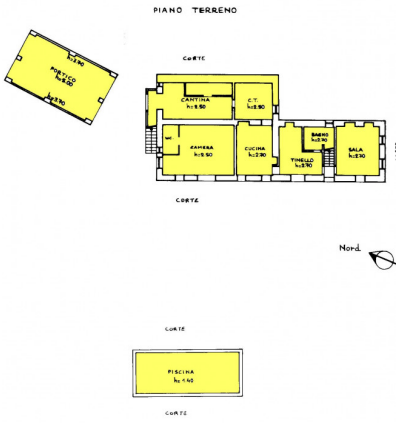




Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

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





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