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

Farmhouse / Estate for Sale to Sassello



235 square meters | Bathrooms: 6 | Bedrooms: 5 | Rooms: 16

A unique location on the hilltop, overlooking the Alpine arc and the valley, surrounded by unspoilt nature on the border between Piedmont and Liguria. Located in the renowned tourist resort of Sassello - famous for its food and wine, its soft amaretti biscuits, the Beigua Natural Park, and its nature trails - we offer for sale a farm holiday business (agriturismo) with excellent reviews from numerous Italian and international guests.
The property is accessed via a road whose final stretch is dirt but easily driveable. Winding through the woods, it slowly leaves all stress behind to immerse you in a sea of tranquillity, blessed with breathtaking sunsets.
The estate extends over approximately 10 hectares of land: 1.4 hectares of arable land, 1.1 hectares of meadows and pastures, with the remainder being woodland. It is surrounded by trails and paths for both hikers and mountain bikers, including the new Cammino degli Amaretti (Amaretti Way).
The main building, covering a total of 230 sqm, is an ancient stone farmhouse completely renovated in 2022 and converted into an agriturismo complete with a restaurant, en-suite guest rooms, and private owner's accommodation. On the ground floor, it features: an entrance with a bar/restaurant area, an additional dining room, a professional kitchen, a pantry, and an accessible bathroom with an anteroom. With its own independent external entrance and barrier-free access, there is a double bedroom with an en-suite bathroom. Outside, there is a spacious fully-equipped outdoor area for lunches and dinners. An external staircase leads to the upper floor where a balcony gives access to three double rooms with en-suite bathrooms, each featuring its own separate entrance. The attic floor houses an apartment comprising an entrance hall, a living room with an open-plan kitchen, a bathroom, and a master bedroom. Finishes are of high quality, paired with simple yet refined furnishings, and the kitchen is fully equipped with top-tier appliances. Heating is provided by a biomass boiler, integrated with solar thermal panels and a heat pump. A photovoltaic system is also present.
The agricultural side of the business is equally substantial, comprising a barn, a multi-purpose workshop/laboratory, a woodshed/tool shed, and a boiler room.
The ground floor of the newly constructed agricultural building is occupied by a barn of approximately 100 sqm designed for animal

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welfare, currently housing 11 cattle of the ancient Ligurian Cabannina breed (with capacity for more). On the upper floor, there is a hayloft and a multi-purpose laboratory compliant with HACCP standards, equipped for slaughtering small animals (a small breeding area for rabbits and poultry is currently active), as well as producing cheese, honey (several active beehives are present), and jams. This floor is fitted with toilet facilities, a changing room, and two storage rooms.
The boiler room is housed in a standalone building, while the woodshed is a charming original exposed-stone structure.
Operational since 2017, the business currently employs two staff members in addition to the owners. It comes fully equipped with all essential vehicles and machinery, including a tractor, two-wheel tractor, power tiller, circular saw, etc.
An ideal investment to live and work in a unique location, allowing you to develop your own entrepreneurial project in harmony with nature.

Property details

Reference code: 6130	**For Sale/For Rent**: Sale
Type (Apartment, villa, etc): Farmhouse / Estate	**Region**: Liguria
Province: Savona	**Municipality**: Sassello
Price: € 640.000 negotiable	**Total sqm**: 235 square meters
Bedrooms: 5	**Bathrooms**: 6
Rooms: 16	**State of conservation**: Great
Building age: 1900	**Current condition**: Empty at time of deed
Available: Yes	**Terrace**: Present, 40 square meters
Garden: Private, 109.050 square meters	**Kitchen**: Habitable

Features

Fireplace	Electrical system: Up to code	Wooden frames
Terrain type: Hilly	Acces	View
Water: Municipal	Sewerage: Imhoff sepctic	Vegetable garden
Gas: GPL	Roof	External area
Parkingspace	Garage	Flooring
Distance to sea	Water bath	Terrain: 109050 m²
ideal for horses		

Nearby

Soccerfields	Sport complexes	Tenniscourt	Cycle paths
Playgrounds	Public transport	Kindergarden	Elementary school
Middle school	Bar	Postal offices	Municipal offices

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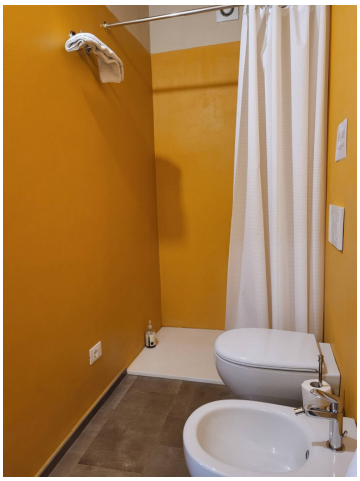




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