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

Farmhouse / Estate for Sale to Perletto



300 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10

Perletto, a true gem amongst the hills of the Asti Langhe, surrounded by woods, vineyards and hazelnut groves, nestled close to a charming hamlet, is home to this property complex comprising two residential units as well as approximately 5 hectares of land, most of which is contiguous.

The property is accessed via a tarmac road; the very last stretch, just a few metres long, is a dirt track leading to the residential buildings.

- The first building, the larger of the two, on the right-hand side of the narrow road, comprises a spacious, dry, concrete basement garage with new concrete slabs, capable of accommodating two cars, a tractor and a motorbike. There is also a storage area for small agricultural tools, a utility room and a beautiful barrel-vaulted cellar; at the far end of this is a well hewn into the rock, over 30 metres deep, with spring water. Also in the basement is a cistern capable of holding approximately 24 cubic metres of reserve water. Accessible both externally via a staircase and internally from the cellars, we reach the main living floor, which features a lovely living area, a kitchen-diner, a bathroom and a beautiful outdoor seating area overlooking the garden, as well as a staircase leading to the first floor, where there is a bedroom, a further study/bedroom and a bathroom.

- On the left-hand side of the road stands a chalet which has a workshop of approximately 25 m2 in the basement; on the upper floor is a studio flat of the same size, comprising a living area with a kitchenette, a small bathroom and a small mezzanine with a double bed and a wardrobe.

- Continuing along the dirt track, which is also part of the property, there is a stone wood-fired oven, still featuring the stone 'lose' from a temple on its roof.

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

Mains water, electricity, an Imhoff tank, and a good internet connection. Heating is provided by wood-burning stoves; the water supply is connected to the mains water network and there is a connection to the electricity grid. Double-glazed wooden windows and doors, stoneware and ceramic tiled floors.

A dream property.

Certifications

Energy Label:

Property details

Reference code: 6131	**For Sale/For Rent**: Sale
Type (Apartment, villa, etc): Farmhouse / Estate	**Region**: Piemonte
Province: Cuneo	**Municipality**: Perletto
Price: € 195.000	**Total sqm**: 300 square meters
Bedrooms: 3	**Bathrooms**: 2
Rooms: 10	**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	**Balconies**: Present, 15 square meters
Garden: Private, 50.000 square meters	**Kitchen**: Habitable
Box: Double	

Features

Terrace: 15 m²	TV antenna: Autonomous	Closet
Cellar: 20 m²	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	Well	Roof
Suitable for two families	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 50000 m²		

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

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Municipal offices

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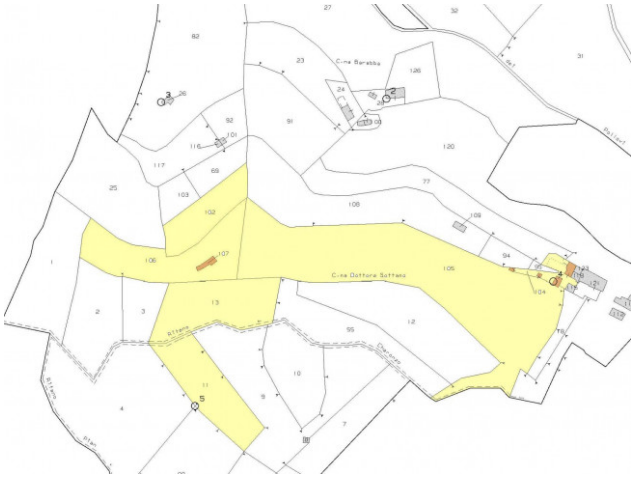
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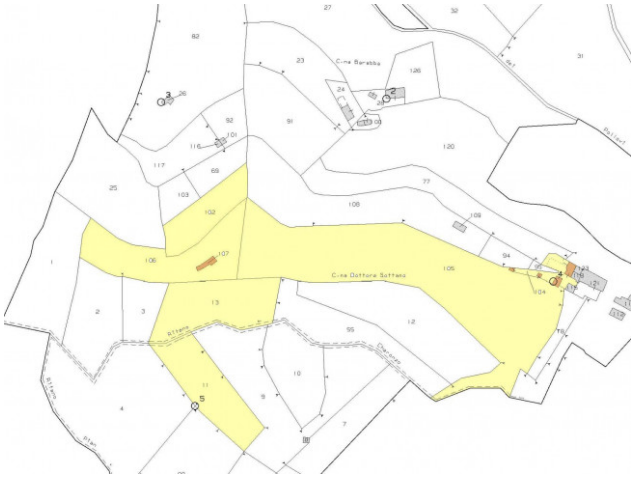












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