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

Farmhouse / Estate - Semi-detached for Sale to Spigno Monferrato



600 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 15

Piedmont, Upper Monferrato, set behind the first Ligurian hill overlooking the sea, 30 minutes from the Savona coast and an hour from the ski slopes, in a hamlet, nestled amongst greenery at the top of a hill with an extraordinary panoramic view, a property comprising residential buildings, former agricultural and service buildings, and land. The semi-detached residential house comprises a ground floor with an entrance leading into a kitchen-diner, a hallway and a living room. From here, we move to the rear section, which features two large rooms that were formerly used for making honey and jams and as utility rooms, but which are, for all intents and purposes, living spaces, along with a bathroom. Also on the ground floor is a huge porticoed room, open at the front, which was once used as a store and shelter for agricultural machinery before a new building was constructed for that purpose. Connected to the house is now a beautiful room that provides additional living space and which, if desired, could be enclosed with a front door.

On the upper floor of the residential area, there are four large bedrooms and a bathroom. Above the portico is a huge space of the same size as the portico itself; once a barn, it is now unused but could be converted into fully-fledged living space. Finally, there is a very high, sound and well-maintained attic.

The property is immediately habitable and in a good state of repair. Renovation and finishes date from the 1980s.

The windows are partly wooden with single glazing and partly anodised aluminium with double glazing.

Heating is provided by radiators fuelled by a wood-burning stove. The building services date from the 1970s□1980s.

Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale
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In the basement there is a cellar, a larder and a farm storage room.

At the front of the house, on the edge of the private courtyard, there is a garage and tool shed.

Also included in the property is a former stable building with an enclosed portico at the rear used as a tool shed, and a beautiful stone barn with arches above it; the whole structure is spacious, with approximately 150 square metres of recoverable space.

The property is complemented by approximately 14,500 square metres of land, much of which is suitable for use. An excellent opportunity for those who love peace and quiet.

Connections to the electricity grid, the municipal water supply and wells for private water supply.

An excellent opportunity to develop ambitious projects or simply to own a beautiful home with stunning views in the countryside, yet just 40 minutes from the sea, and ready to move into immediately.

Certifications

Energy Label:

Property details

Reference code: 6163	**For Sale/For Rent**: Sale
Type (Apartment, villa, etc): Farmhouse / Estate - Semi-detached	**Region**: Piemonte
Province: Alessandria	**Municipality**: Spigno Monferrato
Price: € 85.000 negotiable	**Total sqm**: 600 square meters
Bedrooms: 4	**Bathrooms**: 2
Rooms: 15	**State of conservation**: Good
Floor type: Multi-story	**Total floors**: 2
Central heating: Self regulating	**Elevator**: Yes
Building age: 1940	**Current condition**: Empty at time of deed
Available: Yes	**Terrace**: Present, 15 square meters
Garden: Private, 14.500 square meters	**Distance to sea**: 30 meters
Kitchen: Habitable	**Box**: Double, 30 square meters

Features

Terrace: 15 m²	TV antenna: Autonomous	Closet
Cellar	Fireplace	Telephone system
Shower	Wooden frames	Aluminium frames
Blinds	Terrain type: Hilly	Additional positions: In the countryside
Acces	View	Water: Municipal
Sewerage: Communal	Vegetable garden	Gas: Not specified
Well	Roof	Light
Suitable for two families	External area	Parkingspace
Garage	Flooring	Distance to sea

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Distance to ski resorts	Distance to hospital	Water bath
Terrain: 14500 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			

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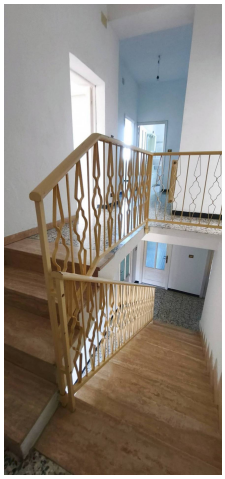
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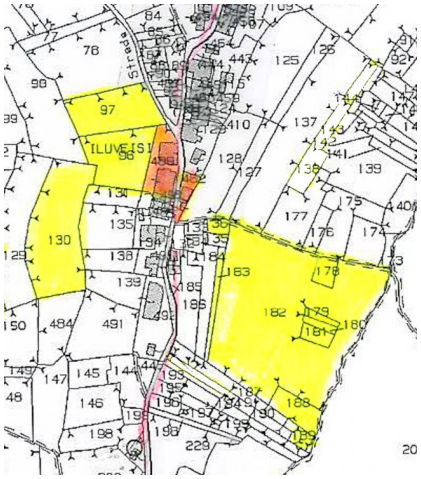






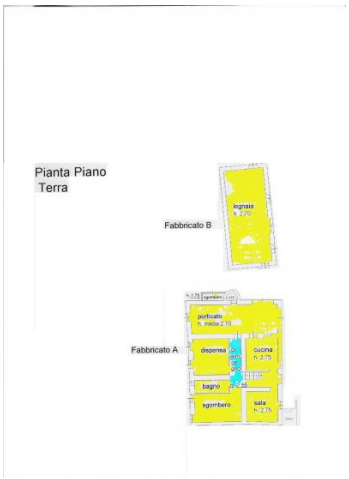


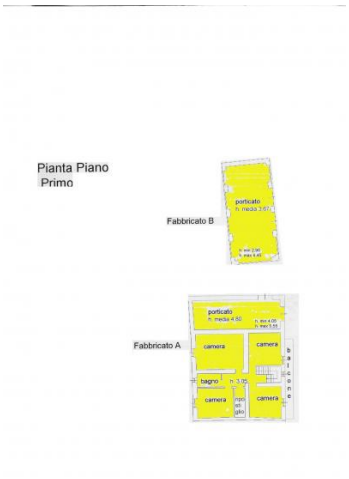


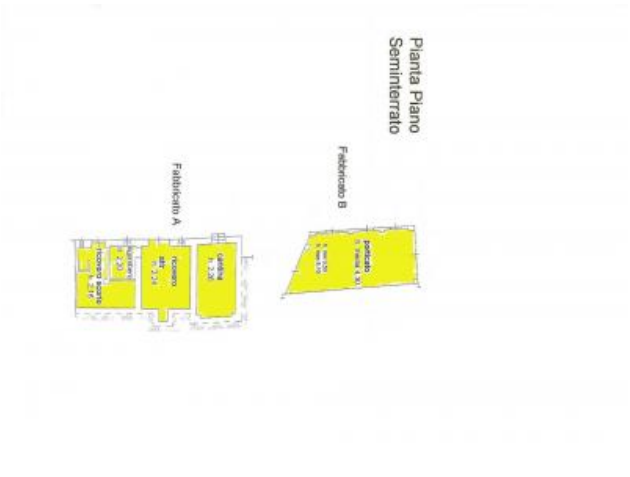


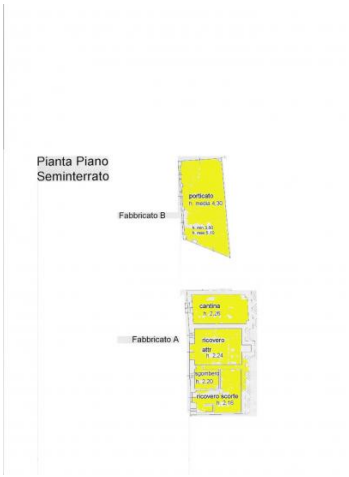
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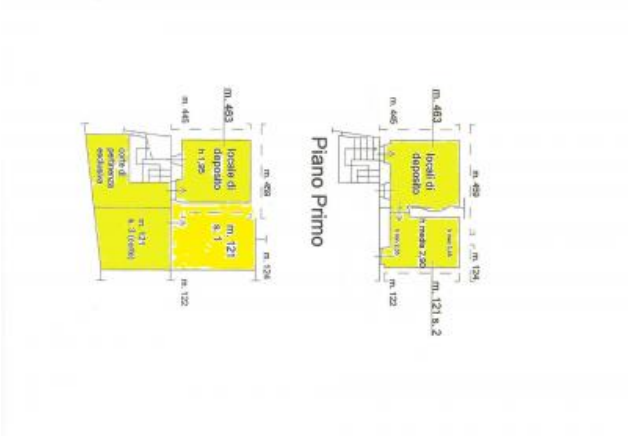
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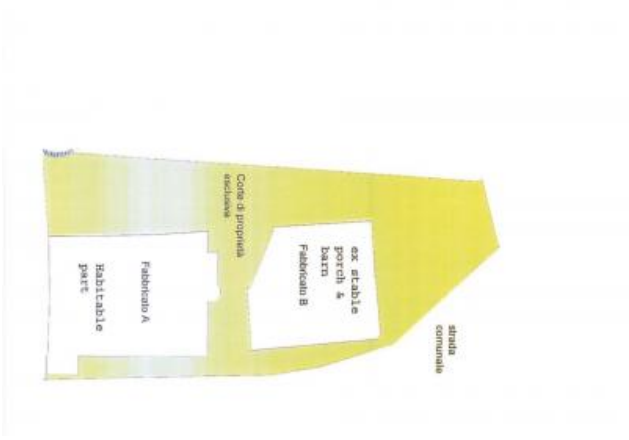
















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