

Farmhouse / Estate for Sale to Spigno Monferrato



600 square meters | Bathrooms: 2 | Bedrooms: 6 | Rooms: 18

Spigno Monferrato, first hills behind the sea, 40 minutes from the sea and 30 minutes from the spa town of Acqui Terme, we propose property in a single body with access from a flat dirt road of about 300 meters located in a small valley in a slightly elevated position.

The location is absolutely ideal, surrounded by meadows and fields it presents very well, the buildings are made up of a total of 3 buildings

Building A, the largest is a building with an L-shaped plan, typical of the old farmsteads, which was the old dwelling house with one part used as a dwelling and one part used for agricultural services. Built in stone, now plastered but with the possibility of restoring it to the original exposed stone, it is structured on two above-ground floors with a former living wing where we find on the ground floor 5 rooms now classified as shelters and on the first floor another 3 rooms formerly bedrooms and a bathroom. The other wing of the building was the former stable on the ground floor and the porch-barn on the first floor. The structure is good and the roofs also, the interior of the former dwelling needs to be revised. The floors are in old terracotta and the window and doorframes in plain glass wood.

Building B : residential house built in the 70's, it is in brickwork and is structured on two above ground floors of approximately 130 sq m per floor. On the ground floor there are two large rooms that were formerly warehouses and storerooms and the central staircase that gives access to the upper floor recently tastefully renovated we find an eat-in kitchen connected to the living room, bathroom, 2 bedrooms.

Building C: this is a beautiful stone portico developed on two above-ground floors open on four sides. which was used as a hay shelter. The structure is in good condition.

On the floor of the hayloft this building has been connected to the main house by a wooden walkway and here a living room has been created for possible guests with a nice bedroom, bathroom and a beautiful outdoor dining area.

In front of the main house and the porch (buildings B and C) is a beautiful natural swimming pool with recirculating water.

All the buildings stand on the meadow area that makes up the housing complex, at a distance of about thirty meters from each other.

The land included is approximately 106,000 square metres, part of which is attached to the buildings

Heating with wood/pallet stoves, electricity, the water is private from its own wells.

The property is truly extraordinary for its typical character, location and type, ideal both for main agricultural activity and for B&B or agritourism or even as a simple prestigious home for a first or second home.

Certifications

Energy Label:

Property details

Reference code: 1199	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Farmhouse / Estate	Region: Piemonte
Province: Alessandria	Municipality: Spigno Monferrato
Price: € 315.000 negotiable	Total sqm: 600 square meters
Bedrooms: 6	Bathrooms: 2
Rooms: 18	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	Balconies: Present
Terrace: Present, 10 square meters	Garden: Private, 106.000 square meters
Distance to sea: 35.000 meters	Kitchen: Habitable
Box: Single, 50 square meters	

Features

Terrace: 20 m ²	Closet	Cellar
Electrical system: Up to code	Wooden frames	Blinds
Blinds	Terrain type: Flat	Additional positions: Not specified
Acces	View	Water: Private/well
Sewerage: Imhoff septic	Vegetable garden	Swimmingpool
Well	Roof	Light
Suitable for two families	External area	Parkingspace
Garage	Flooring	Distance to sea

Distance to ski resorts

Distance to hospital

Water bath

Terrain: 106000 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

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