

## Mansion / Manor House for Sale to Acqui Terme



### 500 square meters | Bathrooms: 4 | Bedrooms: 4 | Rooms: 8

Spa town of Acqui Terme, for sale just outside the center of the beautiful town, reference center of the Monferrato Valbormida, imposing villa on the heights overlooking the city with a spectacularly panoramic view. The area is sparsely populated and the quality of the buildings is high, the villa for sale is inserted in a complex of land owned by 33,000 square meters of land in one body with the house, partly flat and partly hilly but all exploitable also from an agricultural point of view. The complex of the house is structured with a single housing part in the land registry but in fact already divided into two separate and twin units. Overall, the residential part is estimated at 350 square meters and is divided on the ground floor with two open areas with kitchen and two bathrooms, a large central staircase in very beautiful wood that leads to a hallway on the first floor where we have divided into two parts 4 bed and two bathrooms. On each side of the house a small terrace.

The quality of the construction and finishes are very high, floors in precious ceramics and wood, very beautiful bathrooms and an absolutely luxurious one with high-level hydromassage tubs and showers. The windows in stained oak with double glazing, independent methane heating system with radiators. All services are present, electricity, methane gas, telephone, imhoff pit discharges.

In adherence to the housing part a large warehouse part of about 150 square meters currently used as a motorcycle workshop. This part is full-height and could be used, with the appropriate authorizations, for further housing. The whole complex is truly of great prestige both for a high-quality permanent residence and for any activity linked to reception and hospitality. The proximity to the center, the location and the panoramic view make this housing solution absolutely prestigious.

### Property details

Reference code: 5178

For Sale/For Rent: Sale

<b>Type (Apartment, villa, etc):</b> Mansion / Manor House	<b>Region:</b> Piemonte
<b>Province:</b> Alessandria	<b>Municipality:</b> Acqui Terme
<b>Price:</b> € 370.000 negotiable	<b>Total sqm:</b> 500 square meters
<b>Bedrooms:</b> 4	<b>Bathrooms:</b> 4
<b>Rooms:</b> 8	<b>State of conservation:</b> Great
<b>Floor type:</b> On two levels	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Parking space:</b> Covered
<b>Building age:</b> 2000	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Balconies:</b> Present
<b>Terrace:</b> Present	<b>Garden:</b> Private, 33.000 square meters
<b>Distance to sea:</b> 60 meters	<b>Kitchen:</b> Habitable
<b>Box:</b> Shed, 150 square meters	

## Features

Terrace	TV antenna: Autonomous	Closet
Cellar	Fireplace	Air conditioning
Parquet	Telephone system	Electrical system: Up to code
Jacuzzi	Shower	Terrace
Wooden frames	Alarm	TV antenna: Autonomous
Blinds	Closet	Terrain type: Flat
Cellar	Fireplace	Additional positions: In the countryside
Air conditioning	Acces	Parquet
Telephone system	View	Electrical system: Up to code
Water: Municipal	Jacuzzi	Shower
Sewerage: Imhoff sepctic	Wooden frames	Vegetable garden
Alarm	Blinds	Gas: Natural gas
Well	Terrain type: Flat	Roof
Light	Additional positions: In the countryside	Suitable for two families
Acces	External area	View
Parkingspace	Garage	Water: Municipal
Flooring	Sewerage: Imhoff sepctic	Distance to sea
Vegetable garden	Distance to ski resorts	Gas: Natural gas
Distance to hospital	Well	Water bath
Roof	Terrain: 33000 m <sup>2</sup>	Light
Suitable for two families	External area	Parkingspace
Garage	Flooring	Distance to sea

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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Distance to ski resorts

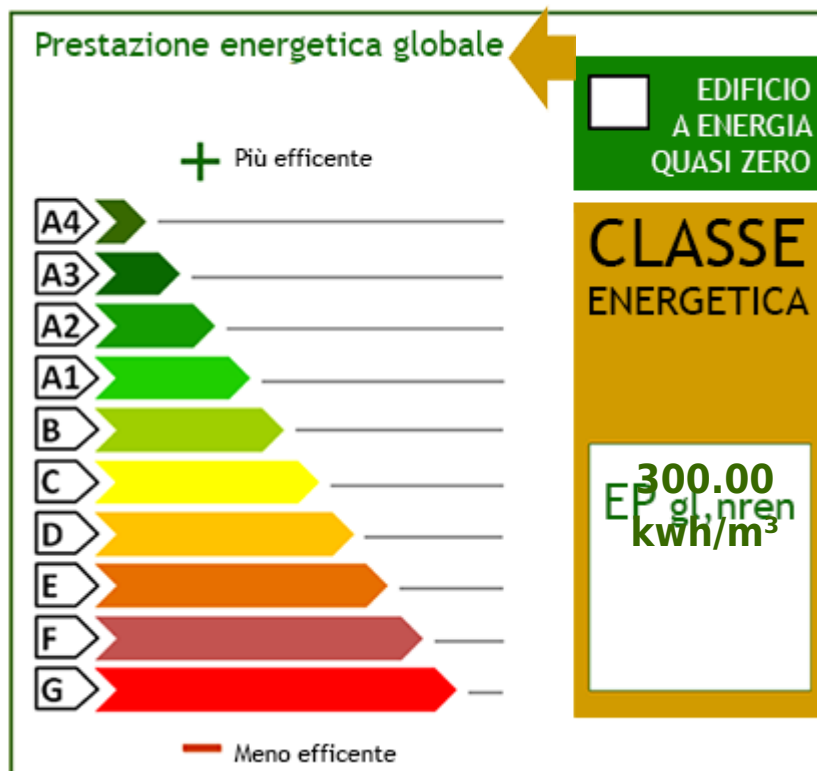
Distance to hospital

Water bath

Terrain: 33000 m<sup>2</sup>

### 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	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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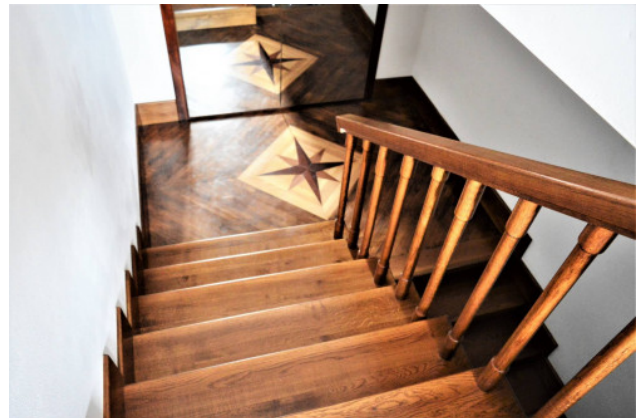




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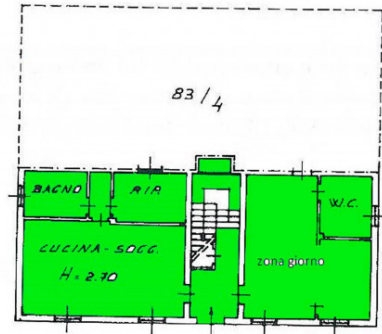
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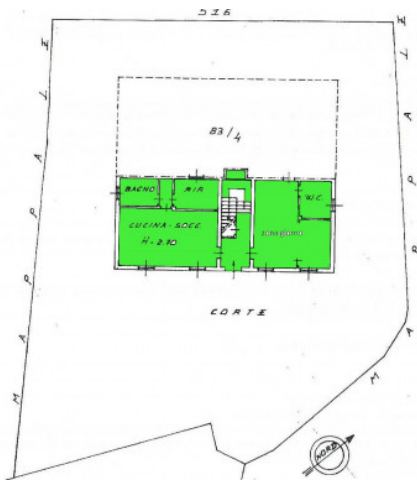




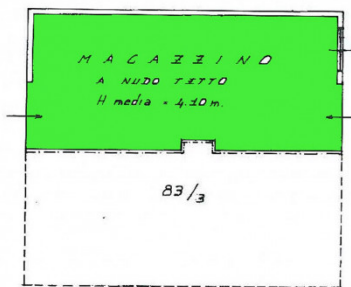
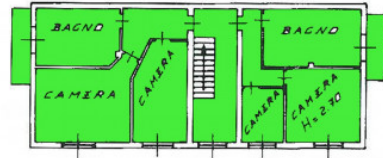




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PRIMO PIANO



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