

## Country House (rustic) for Sale to Spigno Monferrato



### 160 square meters | Rooms: 4

In the open countryside, in a nice location, easy to reach, 40 km from the ligurian coast, 20 km from the Alta Langa , 30 km from Acqui Terme. Great open view of the tower of S. Fermo in Merana (2 km, first village with shop, bar, post office, garaga, railway station) we offer this country Rustic building with brick structure and on 2 levels.

The building is easily accessible by the municipal road and the last part of paved private road.

On the ground floor there are 4 storage rooms and an open roof with a wood oven below. Upstairs we find an open space of about 70 square meters

The structure is solid, in bricks, and partially convertible into habitable.

There are water and electricity.

The roof is in good conditions but certainly to be renewed in case of transformation into a home.

The property includes over 4 hectares of land partly around the building and partly detached.

### Property details

**Reference code:** 5191

**For Sale/For Rent:** Sale

**Type (Apartment, villa, etc):** Country House (rustic)

**Region:** Piemonte

**Province:** Alessandria

**Municipality:** Spigno Monferrato

**Price:** € 58.000 negotiable

**Total sqm:** 160 square meters

**Rooms:** 4

**State of conservation:** Rustic

**Floor type:** On two levels

**Total floors:** 2

**Building age:** 1960

**Current condition:** Empty at time of deed

**Available:** Yes

**Garden:** Private, 40.000 square meters

## Features

Distance to ski resorts

Distance to hospital

Terrain: 40000 m<sup>2</sup>

Terrain type: Flat

Water: Municipal

Roof

Light

Distance to sea

Distance to ski resorts

Distance to hospital

Terrain: 40000 m<sup>2</sup>

## Nearby

Gyms

Soccerfields

Sport complexes

Tenniscourt

Cycle paths

Playgrounds

Railway station

Public transport

Kindergarden

Elementary school

Middle school

Bar

Postal offices

Municipal offices

Gyms

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Bar

Postal offices

Municipal offices







