

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



### 300 square meters | Bathrooms: 1 | Bedrooms: 3 | Rooms: 12

Colline del Monferrato, Spigno Monferrato, 40 minutes from the sea and 90 from the ski slopes, on the crest of a gentle hill covered in greenery with a spectacular view of the valley below, property for sale consisting of land and buildings. There are two buildings, both built in traditional local stone, partially plastered as better described below.

Building no. 1: semi-detached house on three sides, with one side touching another house. The house is structured on two floors, a basement on one side and a raised one. Both floors have independent entrances from the outside and are connected internally by a spiral staircase. On the lower floor we find the entrance to a kitchen, a beautiful living room with fireplace and the staircase leading to the upper floor. Upstairs, which also has independent access from the outside, a bathroom, a hallway and three bedrooms.

The house is very pleasant with well-kept and well-kept surrounding space, the renovation presumably dates back to the 90s with ceramic floors, simple glass wooden windows and some in double-glazed aluminum. Immediately habitable, ideal as a second home but also adaptable to permanent residence. Municipal water and connection to the electricity network. The structural part is in good condition both in terms of walls and roof.

Building no. 2 : beautiful traditional building once used for agricultural purposes as a barn, warehouse and more. Completely independent on 4 sides, it has currently been converted into a residential land registry for the most part still retaining a part for complementary uses. The internal conditions have remained original but any renovation into residential use is guaranteed from an urban planning and cadastral point of view as it is already classified as residential and simple from a practical point of view due to the type of building. The whole is spread over two floors above ground with three rooms and an open porch on the ground floor and the same on the first floor. In adherence to the building with the oven. Masonry and roof in good condition, dry interior with concrete floors,

ideal for a beautiful renovation, located in the courtyard in front of house n. 1 is surrounded by a beautiful plot of land and enjoys an extraordinary exposure with fantastic views. Municipal water and electricity.

Also part of the property is a sheet metal warehouse and land merged for more than 25,000 square meters of grassland, I cultivate woods which make the whole a truly interesting complex.

## Certifications

Energy Label:

## Property details

Reference code: 5435

For Sale/For Rent: Sale

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

Region: Piemonte

Province: Alessandria

Municipality: Spigno Monferrato

Price: € 95.000

Total sqm: 300 square meters

Bedrooms: 3

Bathrooms: 1

Rooms: 12

State of conservation: Good

Central heating: Self regulating

Current condition: Empty at time of deed

Available: Yes

Garden: Private, 25.000 square meters

Distance to sea: 40 meters

Kitchen: Habitable

Box: Double

## Features

Verande

Closet

Cellar

Fireplace

Electrical system: Up to code

Shower

Wooden frames

Blinds

Terrain type: Hilly

Additional positions: In the countryside

Acces

View

Water: Municipal

Sewerage: Cesspool

Vegetable garden

Gas: Not specified

Roof

Light

Suitable for two families

External area

Parkingspace

Garage

Flooring

Distance to sea

Distance to ski resorts

Distance to hospital

Water bath

Terrain: 25000 m<sup>2</sup>

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

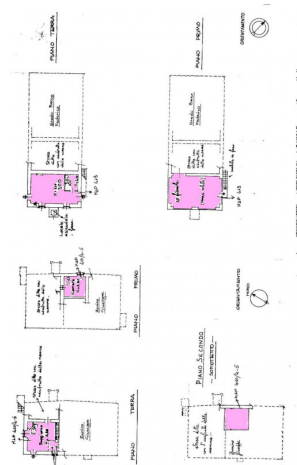
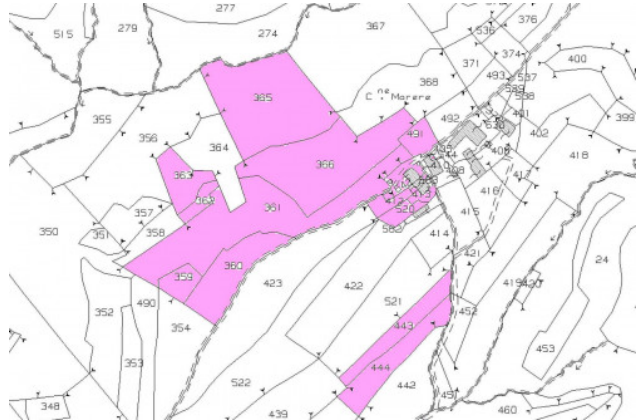
Commercial center

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

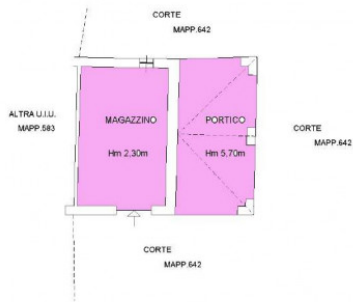
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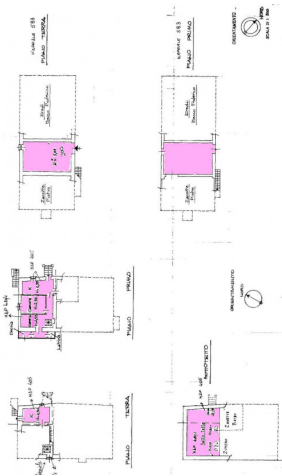
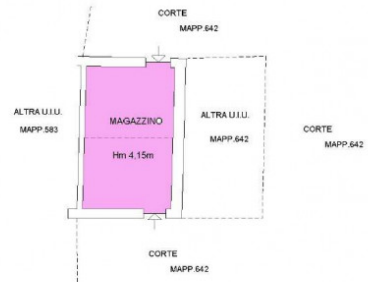
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## PIANO TERRA



## PIANO PRIMO



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