

Farmhouse / Estate for Sale to Roccaverano



600 square meters | Bathrooms: 2 | Bedrooms: 7 | Rooms: 15

Langhe astigiane, Roccaverano, typical area of goat cheese with d.o.p. denomination, 20 minutes from the spa town of Acqui Terme, bordering the area protected by UNESCO as a world heritage site with the production areas of the wines of Asti, beautiful property in a panoramic position, large and well distributed, ideal for both agricultural activity and as a prestigious residence in a beautiful hilly area in the frame of the Langhe astigiane. The land in a single body with the house is approximately 17,000 sqm, but if desired, more land can be purchased up to a total of 200,000 sqm. The property in a dominant position enjoys a splendid view. The buildings are all in excellent condition, all in local and traditional Langa stone, and consist of a civil dwelling house with a large kitchen/living room with kitchenette, bathroom and 3 bedrooms on the ground floor. Perfectly in place, partly double-glazed windows and doors, pellet stove and electric radiators. Ceramic floor tiles double glazed wooden doors and windows. In the basement there is a garage and a former workshop and meat sales room of approximately 100 sqm with bathroom. Above this room on the ground floor is a large panoramic terrace. The house insists on a splendid courtyard of over 1,000 square metres where the other buildings are located on the other side. In front of the house is the old house with 3 rooms on the ground floor, 1 of which has been beautifully restored with a fireplace, exposed stone also on the inside finely stuccoed, and 4 rooms on the first floor. At the back, cellars with stone vaults. All very well preserved. The agricultural part consists of other buildings used as stables and barns for about another 300 sqm. Electricity, municipal water and property wells, outdoor oven, telephone. Great opportunity both for agricultural activity and agritourism, buying all 200,000 sqm of the entire property (at a total price of 300,000 euros negotiable) and for residence or reception and B&B activity in a tourist area in great expansion and extraordinary from the point of view of landscape and environment.

Certifications

Energy Label:

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Property details

Reference code: 5472	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Farmhouse / Estate	Region: Piemonte
Province: Asti	Municipality: Roccaverano
Price: € 240.000 negotiable	Total sqm: 600 square meters
Bedrooms: 7	Bathrooms: 2
Rooms: 15	State of conservation: Good
Floor type: Multi-story	Total floors: 2
Central heating: Self regulating	Parking space: Covered
Current condition: Empty at time of deed	Available: Yes
Balconies: Present	Terrace: Present
Garden: Private, 17.000 square meters	Distance to sea: 50 meters
Kitchen: Habitable	Box: Triple, 50 square meters

Features

Terrace	TV antenna: Autonomous	Closet
Cellar	Fireplace	Telephone system
Electrical system: Up to code	Shower	Wooden frames
Aluminium frames	Blinds	Terrain type: Hilly
Additional positions: In the countryside	Acces	View
Water: Municipal	Sewerage: Imhoff septic	Vegetable garden
Gas: Not specified	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: 17000 m ²	

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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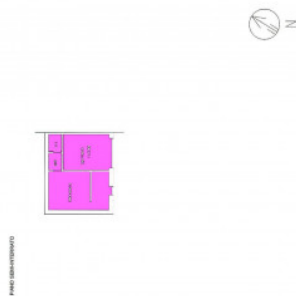
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