

## Farmhouse / Estate for Sale to Castelletto d'Erro



### **120 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4**

Former farm immersed in nature but easy to reach. With panoramic views over the Acqui Valley and a short distance from the spa town of Acqui Terme.

The property consists of a residential building and a former stable, barn and cellar, all with approximately 28,000 square metres of land, most of which is attached to the property in a single plot.

The living part is on 3 levels, with the former cellar in the basement, the ground floor with kitchen and living room, from here with internal staircase to the first floor with 2 bedrooms and bathroom. All with 60's-70's finishes. Cementine and terracotta and grit floors, single-glazed wooden windows, dated installations, stove heating. Wastewater is connected to the public sewage system. The roof is dated but in good condition.

Adjacent to the residential building are 2 storage rooms, storage room, open shed and oven on the ground floor. On the first floor there is a granary and a beautiful former barn with arches. The whole structure is in local stone and could become, with careful restoration, a wonderful location ideal as a private house or as a small receptive structure.

Communal and spring water. Electricity. Public sewerage.

### **Property details**

**Reference code:** 5526

**For Sale/For Rent:** Sale

**Type (Apartment, villa, etc):** Farmhouse / Estate

**Region:** Piemonte

**Province:** Alessandria

**Municipality:** Castelletto d'Erro

**Price:** € 135.000 negotiable

**Total sqm:** 120 square meters

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 4

**State of conservation:** Decent

**Floor type:** On two levels

**Total floors:** 2

**Central heating:** Self regulating

**Building age:** 1900

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

**Available:** Yes

**Garden:** Private, 28.000 square meters

**Kitchen:** Habitable

## Features

Cellar: 25 m<sup>2</sup>

Cellar: 25 m<sup>2</sup>

Terrain type: Hilly

Terrain type: Hilly

Acces

Acces

View

View

Water: Municipal

Water: Municipal

Sewerage: Communal

Sewerage: Communal

Roof

Roof

Flooring

Flooring

Distance to sea

Distance to sea

Distance to ski resorts

Distance to ski resorts

Distance to hospital

Distance to hospital

Terrain: 28000 m<sup>2</sup>

Terrain: 28000 m<sup>2</sup>

## Nearby

Bar

Postal offices

Bar

Municipal offices

Postal offices

Municipal offices





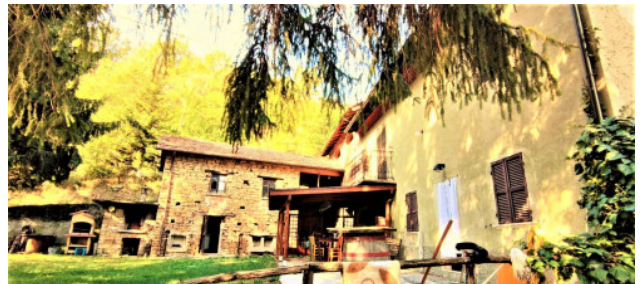
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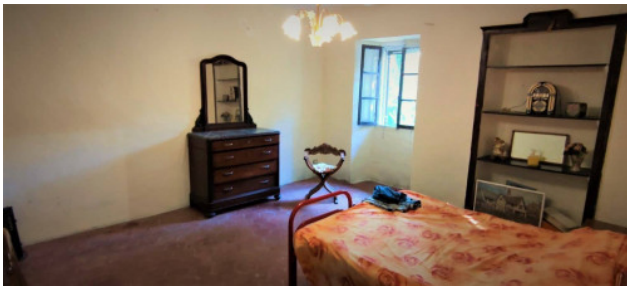
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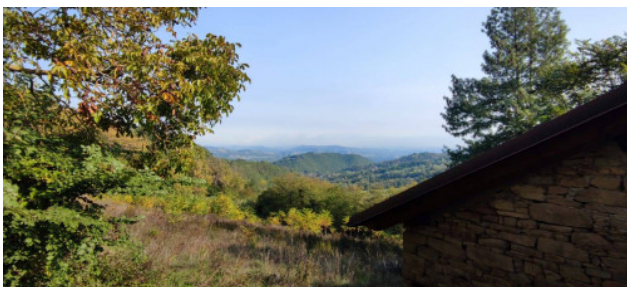
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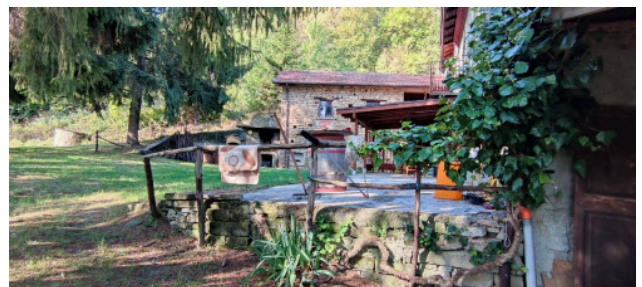


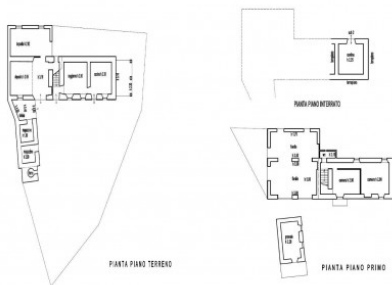
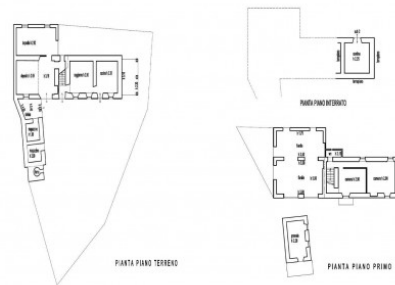
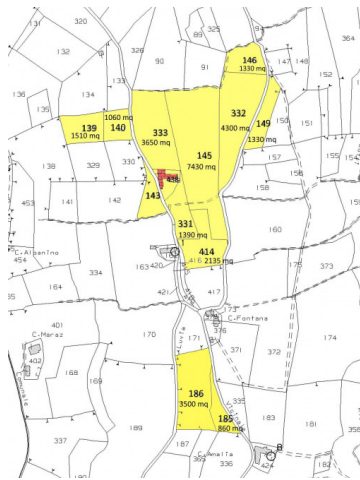
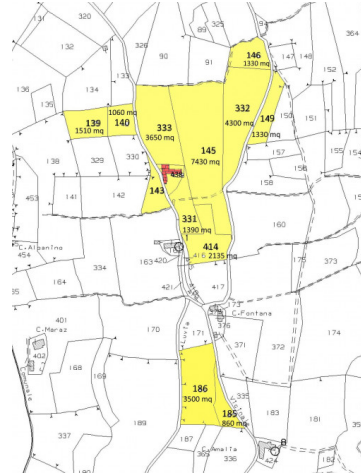












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