

## Villa / House for Sale to Bistagno



**300 square meters | Bathrooms: 3 | Bedrooms: 6 | Rooms: 14**

Bistagno, Bormida valley, 10 minutes from the spa town of Acqui Terme and 15 minutes from Nizza Monferrato and the typical area of the great Asti wines Barbera, Nizza, Moscato, Pinot, Alta Langa wines, in a decentralized but equipped with all urbanization services, inserted in a residential context of scattered villas, we offer a splendid opportunity consisting of a charming manor house with a park of 10,000 square meters of enclosed and enclosed land. The house borders a municipal road with limited local traffic and enjoys a beautiful view of the front with a gentle grassy hill behind it. The building is very large and spread over two residential floors and is completed by garage rooms, warehouse, tool shed. The two floors are connected by both an external and an internal staircase. The house has an entrance from an electrified front gate which gives access to a large partially paved courtyard and partly to a garden onto which the building juts out.

The living area on the ground floor consists of a large kitchen, a dining room, a living room, a bedroom, a bathroom and a hallway. Also on the ground floor there is a large room for various uses used as a cellar, tool shed, woodshed, then a large room as a garage, laboratory and various uses. Also on the ground floor is an outdoor kitchen covered by a portico and another room with a boiler room. On the first floor, five bedrooms, two bathrooms, a large rustic room which could become a full-height living space with the attic insulated by wooden planks. Then a large covered terrace and a front terrace along the whole house and finally a terrace on the other side of the building.

The house is in good general condition, the windows are in simple glass wood, the floors are diversified in ceramic, cement tiles, grit tiles. The bathrooms are all beautiful and recent.

Methane gas, electricity, municipal sewerage, municipal aqueduct and spring water well.

Optimal solution both for a prestigious residence as a first home and for a holiday home in the green countryside but very convenient for services in a strategic area close to the sea, the spa town of Acqui Terme and the areas of the great wines of the Asti area. The house is immediately habitable and if desired it could also be used for hospitality activities, B&Bs or other activities related to tourism. Beautiful occasion

## Certifications

Energy Label:

## Property details

Reference code: 5548

For Sale/For Rent: Sale

Type (Apartment, villa, etc): Villa / House

Region: Piemonte

Province: Alessandria

Municipality: Bistagno

Price: € 180.000

Total sqm: 300 square meters

Bedrooms: 6

Bathrooms: 3

Rooms: 14

State of conservation: Good

Floor type: On two levels

Total floors: 2

Central heating: Self regulating

Current condition: Empty at time of deed

Available: Yes

Balconies: Present

Terrace: Present, 30 square meters

Garden: Private, 10.000 square meters

Distance to sea: 50 meters

Kitchen: Habitable

Box: Single, 20 square meters

## Features

Terrace: 30 m<sup>2</sup>

TV antenna: Autonomous

Closet

Cellar: 30 m<sup>2</sup>

Fireplace

Electrical system: Up to code

Shower

Wooden frames

Blinds

Terrain type: Hilly

Additional positions: In the countryside

Acces

View

Water: Municipal

Sewerage: Communal

Vegetable garden

Gas: Natural gas

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: 10000 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



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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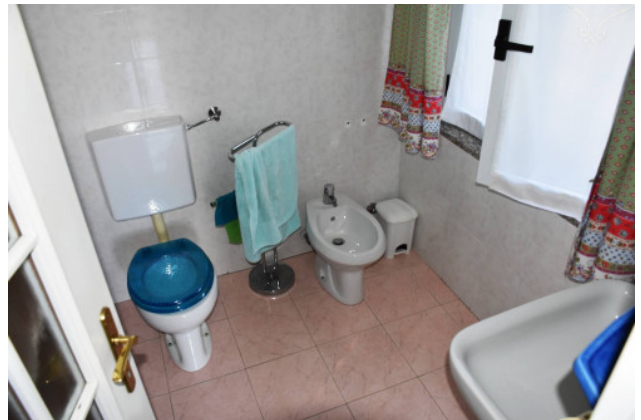
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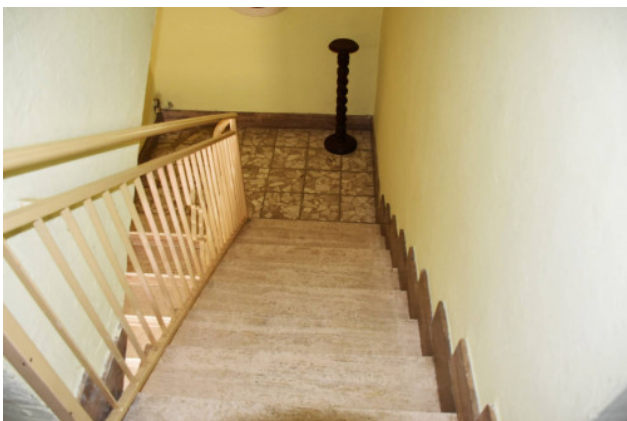
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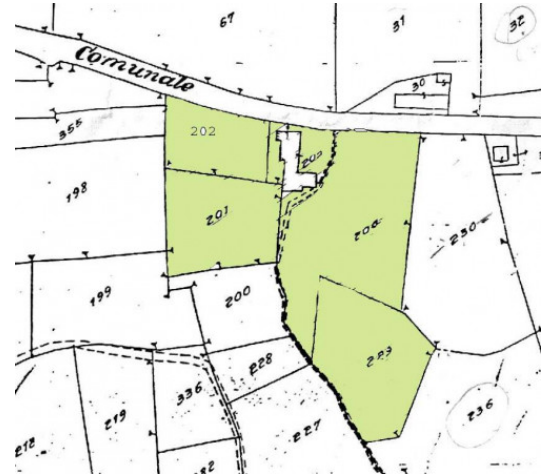






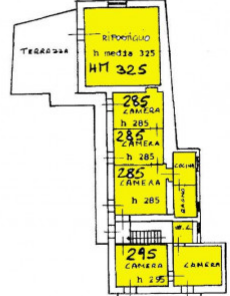
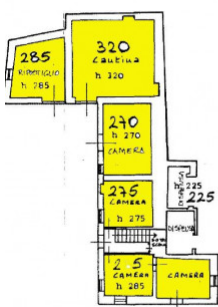






PIANTA PIANO TERRENO

PIANTA PIANO PRIMO



ORIENTAMENTO



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