

Farmhouse / Estate for Sale to Roccaverano Zone: San Gerolamo



1.000 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 18

Roccaverano. Superb farmhouse for sale in the Asti Langhe in Roccaverano. The property consists of a huge block of about 1000 square meters divided into a residential part and a former room used for agricultural activity and about 95,000 square meters of land almost entirely in a single body with the buildings. The property with a panoramic and enchanting view lies on the side of a gentle hill currently still cultivated with cereals and grass. The land is almost flat and suitable for any use including the breeding of cattle, horses and sheep. The location is truly extraordinary with optimal exposure, buildings and land are well preserved and in a good state of maintenance. The main building is a huge L-shaped two-storey structure typical of the place with a courtyard in front, in this building there are two residential units and a whole series of rooms that were used for agricultural activity, former stables, barns, warehouses, deposits etc. The building is in original Langa stone typical of the place externally partly plastered. There is a second building which in turn overlooks the courtyard, completely independent on two floors with rooms for various uses.

The residential part is spread over two floors and includes two kitchens, two halls, 3 bedrooms, two bathrooms and other rooms that could be transformed into bedrooms and more. The finishes are partly from the 70s and others from the 8090s, the windows in simple glass wood, the floors in grit tiles, old decorated cement tiles and ceramics. Electricity, municipal aqueduct, wood heating with stoves, septic tank for wastewater. Property now rare in terms of type and consistency, reachable by paved municipal road, suitable both as a farm and as a prestigious residence in the Langhe bordering the areas of the great wines of Monferrato and Albese. It would be very suitable for transformation into an agritourism, an activity for which it has the requisites, or another welcoming activity of absolute prestige. Nizza Monferrato can be reached in 25 minutes, the spa town of Acqui Terme in less than thirty and the city of Asti in 50.

Property details

Reference code: 5624

For Sale/For Rent: Sale

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

Region: Piemonte

Province: Asti

Municipality: Roccaverano

Zone: San Gerolamo

Price: € 550.000 negotiable

Total sqm: 1.000 square meters

Bedrooms: 3

Bathrooms: 2

Rooms: 18

State of conservation: Good

Floor type: On two levels

Total floors: 2

Central heating: Self regulating

Parking space: Open

Current condition: Empty at time of deed

Available: Yes

Garden: Private, 95.000 square meters

Distance to sea: 50 meters

Kitchen: Habitable

Box: Quadruple

Features

TV antenna: Autonomous	Closet	Cellar
Fireplace	Telephone system	Shower
Wooden frames	TV antenna: Autonomous	Closet
Blinds	Cellar	Terrain type: Hilly
Fireplace	Telephone system	Additional positions: In the countryside
Shower	Wooden frames	Acces
Blinds	View	Terrain type: Hilly
Water: Municipal	Additional positions: In the countryside	Sewerage: Cesspool
Acces	Vegetable garden	Roof
View	Light	Water: Municipal
External area	Parkingspace	Sewerage: Cesspool
Garage	Vegetable garden	Flooring
Roof	Distance to sea	Light
Distance to ski resorts	External area	Parkingspace
Distance to hospital	Garage	Water bath
Flooring	Terrain: 95000 m ²	ideal for horses
Distance to sea	Distance to ski resorts	Distance to hospital
Water bath	Terrain: 95000 m ²	ideal for horses

Nearby

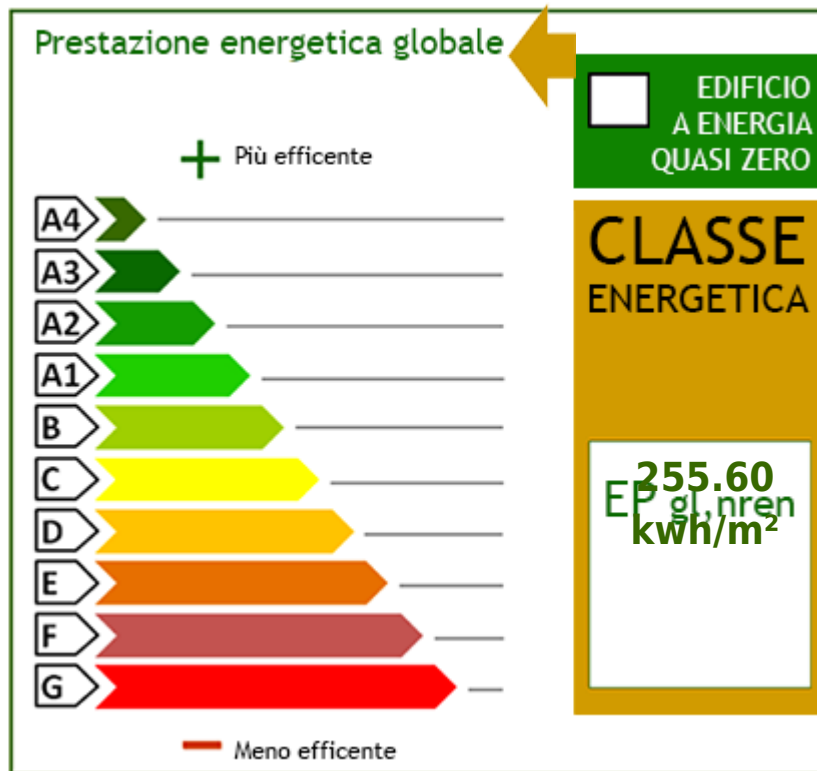
Gyms

Spas

Soccerfields

Sport complexes

Tenniscourt	Cycle paths	Playgrounds	Railway station
Public transport	Kindergarden	Gyms	Spas
Elementary school	Soccerfields	Middle school	Sport complexes
High school	Tenniscourt	Bar	Cycle paths
Postal offices	Commercial center	Playgrounds	Municipal offices
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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