

## Country House (rustic) for Sale to Cortiglione



**1.200 square meters | Bathrooms: 2 | Bedrooms: 9 | Rooms: 18**

Cortiglione, on the border with the UNESCO territory protected as a world heritage site, in the wine area between Belbo and Asti, a few minutes' drive from Nizza Monferrato and Canelli, nerve centers of the great Asti wines Barbara, moscato, etc., for sale property consisting of a huge house with 2 apartments (800 sq m), former workshop of about 300 sq m, former stable with overhanging barn and still a storage room with another shed used as a shed and winemaking cellar. all surrounded by 6500 square meters of land.

The residential part is adjacent to an unfinished boiler room, with a diesel boiler (to be replaced), which refers to the former winemaking area; from here you enter the first residential part which also has a separate entrance and consists of an entrance hall with a central marble staircase, a kitchen connected to the wine-making rooms, a living room and another room.

Going up to the first floor we find 4 bedrooms, one passing through with a huge room, a 70s bathroom with tub. Also on the floor, second apartment also accessible via an external staircase, comprising corridor, bathroom with 70s finishes with bathtub, 2 bedrooms, one with balcony and kitchenette.

Overall, the finishes date back to the 70s-80s with grit floors, single glass and wood fixtures, systems to be reviewed, but some original details are certainly to be brought to light such as the currently plastered brick vaults.

Still a large warehouse in the workshop and another storage room

Heating with old diesel boiler, water collection well, electricity and connection to the sewerage system, electricity, municipal aqueduct.

The property includes a merged land of about 6500 square meters

Imposing building in terms of size and location at the top of a hill with a truly fascinating view. Ideal for transformation into an accommodation facility but also for a prestigious residence. Wanting the possibility of acquiring other neighboring land to develop agricultural activity.

## Property details

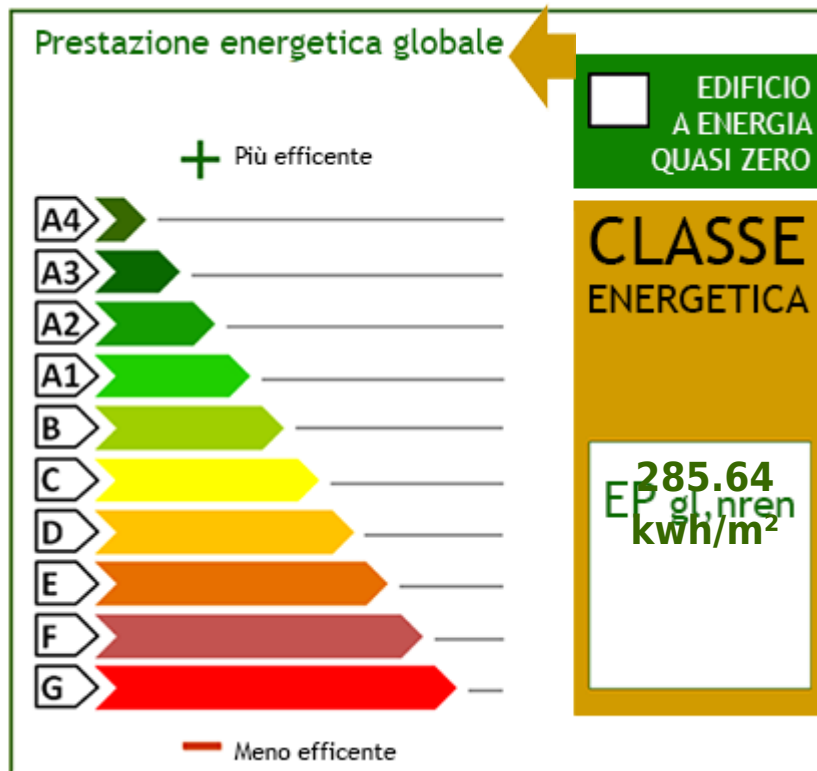
<b>Reference code:</b> 5650	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Country House (rustic)	<b>Region:</b> Piemonte
<b>Province:</b> Asti	<b>Municipality:</b> Cortiglione
<b>Price:</b> € 290.000	<b>Total sqm:</b> 1.200 square meters
<b>Bedrooms:</b> 9	<b>Bathrooms:</b> 2
<b>Rooms:</b> 18	<b>State of conservation:</b> Decent
<b>Floor type:</b> On two levels	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Parking space:</b> Covered
<b>Building age:</b> 1970	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Balconies:</b> Present
<b>Garden:</b> Private, 6.500 square meters	<b>Kitchen:</b> Habitable
<b>Box:</b> Quadruple	

## Features

Terrace	Terrace	TV antenna: Autonomous
TV antenna: Autonomous	Closet	Closet
Cellar	Cellar	Fireplace
Fireplace	Telephone system	Telephone system
Wooden frames	Wooden frames	Blinds
Blinds	Terrain type: Steep	Terrain type: Steep
Additional positions: In the countryside	Additional positions: In the countryside	Acces
Acces	Water: Municipal	Water: Municipal
Sewerage: Communal	Sewerage: Communal	Vegetable garden
Vegetable garden	Gas: Diesel fuel	Gas: Diesel fuel
Well	Well	Roof
Roof	Light	Light
Suitable for two families	Suitable for two families	External area
External area	Parkingspace	Parkingspace
Garage	Garage	Flooring
Flooring	Distance to sea	Distance to sea
Distance to ski resorts	Distance to ski resorts	Distance to hospital
Distance to hospital	Water bath	Water bath
Terrain: 6500 m <sup>2</sup>	Terrain: 6500 m <sup>2</sup>	

**Nearby**

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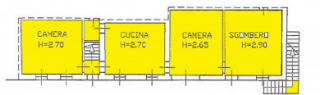




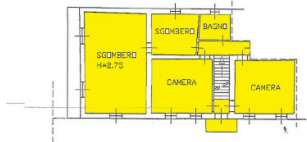




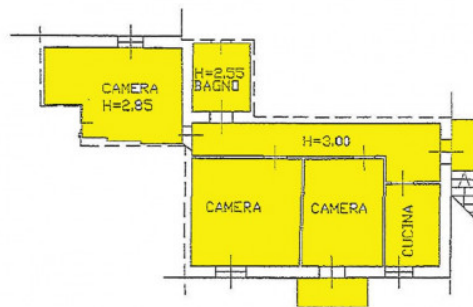




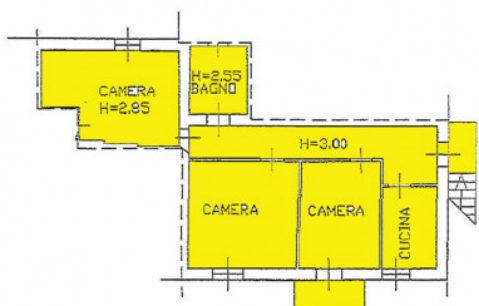
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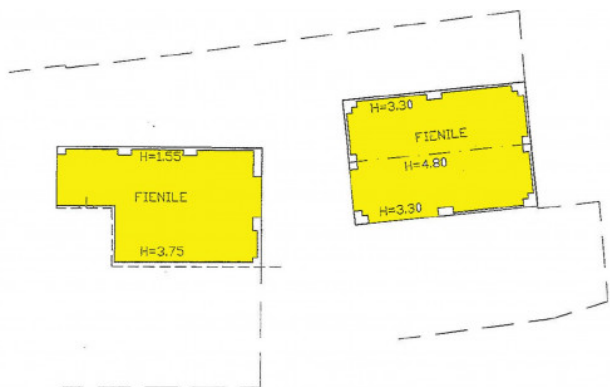
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PIANO PRIMO H. 3,00



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