

## Country House (rustic) for Sale to Spigno Monferrato



**550 square meters | Bathrooms: 1 | Bedrooms: 3 | Rooms: 12**

Spigno Monferrato, Bormida valley, at the foot of the Asti Langhe and a stone's throw from the sea which can be reached in 35 minutes, immersed in the green countryside still cultivated and verdant bushes in the context of a hamlet of a small town at the beginning of Monferrato, property for sale consisting of a former residential house with barn, warehouse, common courtyard, cellars and another building with various warehouses. It is accessed from the municipal road which ends directly from the buildings.

The two-storey house develops for about 200 square meters with on the ground floor 3 large cellars on the first floor the living area consisting of kitchenette with dining area, 3 bedrooms and bathroom. The living area and a bedroom overlook a large terrace that runs along the entire side of the house. The conditions of the apartment are typical of the 60s with grit floors, simple glass wooden windows, cast iron radiators, height about 3 meters, systems of the time, wooden shutters. Heating is with stove and thermo-cooker which heats the radiators and is located in the kitchenette.

Still in the basement there is another cellar and 3 chicken coop rooms, all with the same surface area as the living area. Large paved terrace below the living area facing downstream of about 80 square meters. Still on the same side of the body of buildings we still find a large barn of about 70-80 square meters with a former stable and open porch below.

Very large property with numerous buildings that can be used in the most diverse ways depending on the needs and objectives that the buyers may propose, great planning potential for hospitality and reception activities.

In front of the house another building on three levels with garage and 2 warehouses on the ground floor, another 6 storage rooms on the upper floors, in total the latter body is approximately 300 square meters. Water, electricity, Imhoff pit, adjacent land for 1704 square meters.

The sea can be reached in 35 minutes, the spa town of Acqui Terme in 20 and the areas of the great wines of the Asti area, Barbera, Moscato, Nizza, etc. in 30 minutes. Genoa airports in 60 minutes, Milan in 120 minutes.

## Property details

<b>Reference code:</b> 5661	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Country House (rustic)	<b>Region:</b> Piemonte
<b>Province:</b> Alessandria	<b>Municipality:</b> Spigno Monferrato
<b>Price:</b> € 80.000 negotiable	<b>Total sqm:</b> 550 square meters
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 1
<b>Rooms:</b> 12	<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>Terrace:</b> Present
<b>Garden:</b> Communal, 1.704 square meters	<b>Distance to sea:</b> 45 meters
<b>Kitchen:</b> Kitchenette	<b>Box:</b> Quadruple

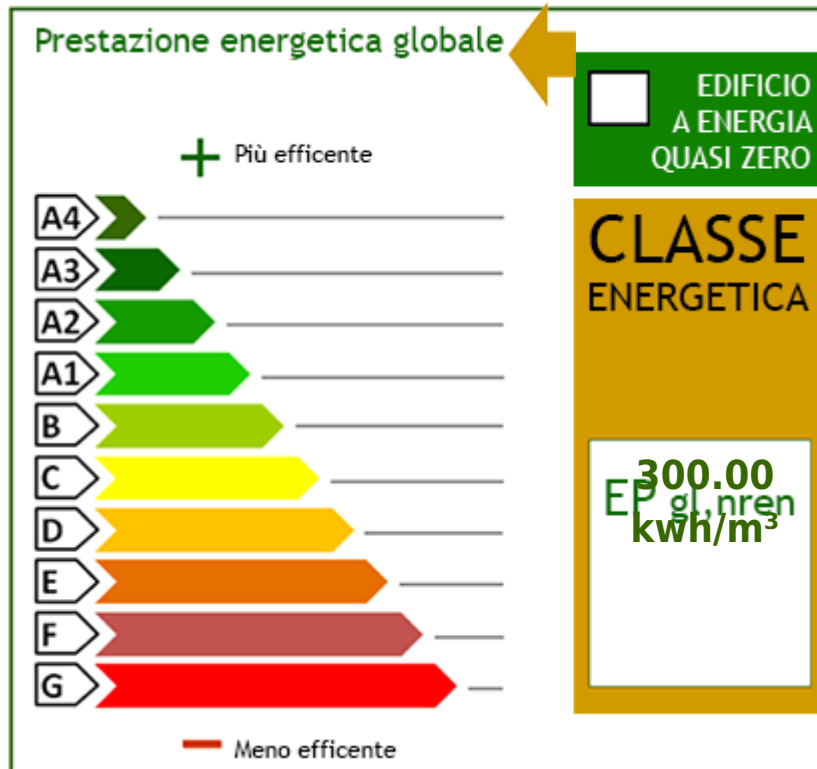
## Features

Terrace	Terrace	TV antenna: Autonomous
Closet	TV antenna: Autonomous	Cellar
Closet	Fireplace	Cellar
Wooden frames	Fireplace	Blinds
Wooden frames	Blinds	Terrain type: Flat
Terrain type: Flat	Additional positions: In the village	Additional positions: In the village
Acces	Acces	Water: Municipal
Water: Municipal	Sewerage: Imhoff sepctic	Vegetable garden
Sewerage: Imhoff sepctic	Vegetable garden	Gas: Not specified
Roof	Gas: Not specified	Light
Roof	External area	Light
Parkingspace	External area	Garage
Parkingspace	Flooring	Garage
Distance to sea	Flooring	Distance to hospital
Distance to sea	Water bath	Distance to hospital
Water bath	Terrain: 1704 m <sup>2</sup>	Terrain: 1704 m <sup>2</sup>

## Nearby

Gyms	Spas	Soccerfields	Gyms
Sport complexes	Spas	Tenniscourt	Soccerfields
Cycle paths	Sport complexes	Playgrounds	Tenniscourt

Railway station	Cycle paths	Public transport	Playgrounds
Kindergarden	Railway station	Elementary school	Public transport
Middle school	Kindergarden	High school	Elementary school
Bar	Middle school	Postal offices	High school
Commercial center	Bar	Municipal offices	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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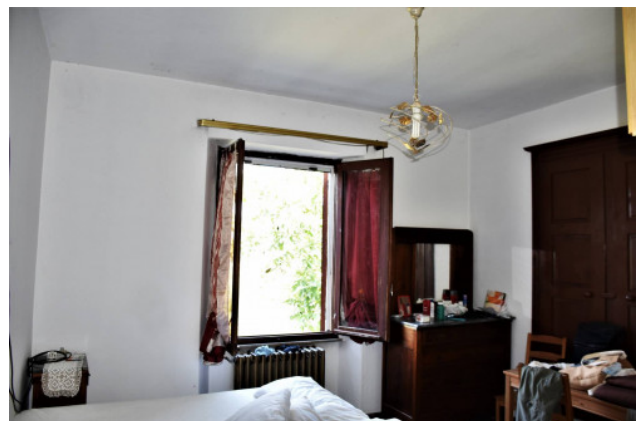
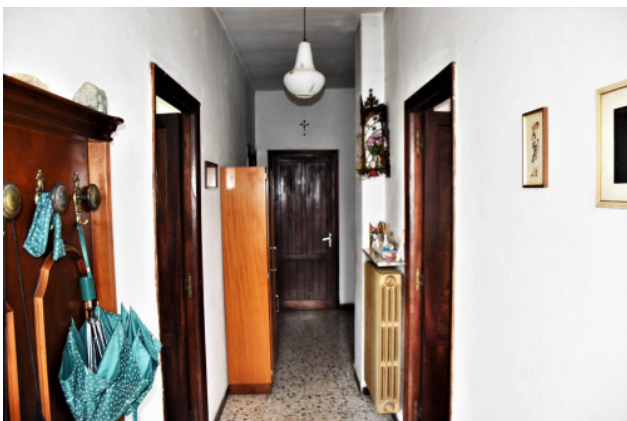
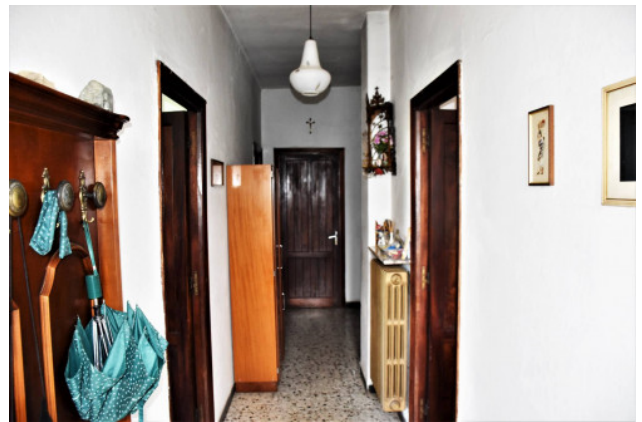
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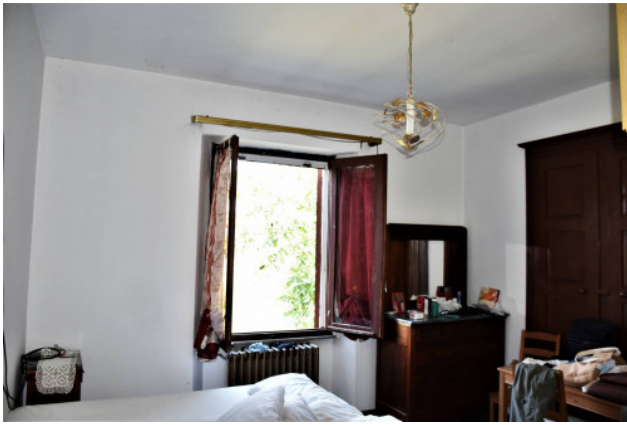
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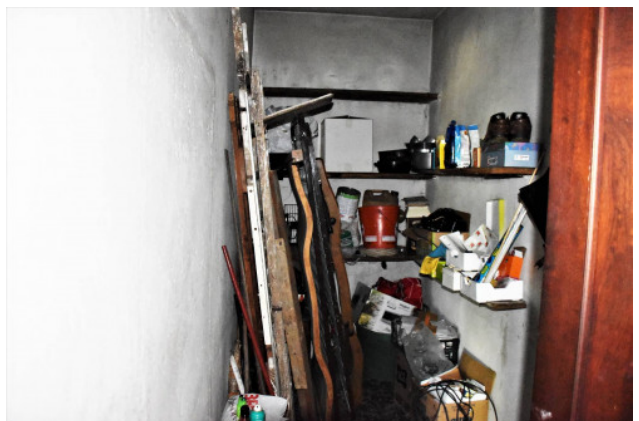
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