

## Mansion / Manor House for Sale to Roccaverano Zone: San Gerolamo



**500 square meters | Bathrooms: 5 | Bedrooms: 5 | Rooms: 13**

Asti Langhe, Roccaverano, a stone's throw from the spa town of Acqui Terme and the production areas of the great Asti wines, Nizza, Moscato, Barbera, etc. among breathtaking views, hazelnut groves, meadows and woods that recall an authentic and uncontaminated Langa territory, in a dominant and very panoramic position, in the Roccaverano area, we offer for sale a prestigious property easily reachable from the road, with 2 units connected but independent of each other. The complex was recently renovated with quality materials and preserving the ancient and typical elements of the place.

The first house consists of a large and comfortable entrance, a very spacious kitchen-dining-living room with top-quality appliances and brands, a study, a spectacular living room, 2 bedrooms, 3 bathrooms, a cellar plus a grotto, a boiler room.

The second house, with a smaller surface area, is composed as follows: entrance, living room, kitchen, 2 bedrooms with exposed roof, 2 bathrooms, large cellar. All perfectly renovated and functioning, very impressive terracotta and wood floors, triple glazed windows, LPG and pellet heating.

Connected to electricity and municipal water and also equipped with a well with spring water, oven for bread and pizzas, tool shed. Equipped with a magnificent swimming pool in a secluded and dominant corner of the property, reachable from a path paved in Langa stone.

The land, in a single body, is partly cultivated as a vegetable garden, with an automatic irrigation system, a garden with medicinal plants, an olive grove, a vineyard and, last but not least, a forest where truffles grow.

The generous dimensions of the property also allow it to be used as a tourist accommodation facility, farmhouse or holiday home.

Worth seeing, unique!

Total land 15,000 m2

## Property details

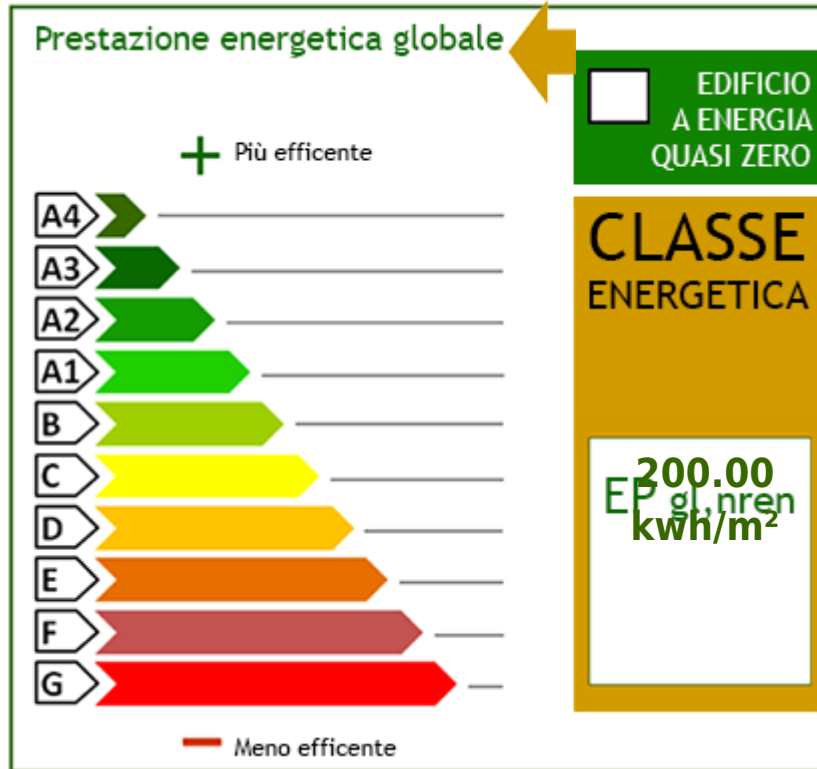
<b>Reference code:</b> 5688	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Mansion / Manor House	<b>Region:</b> Piemonte
<b>Province:</b> Asti	<b>Municipality:</b> Roccaverano
<b>Zone:</b> San Gerolamo	<b>Price:</b> € 730.000 negotiable
<b>Total sqm:</b> 500 square meters	<b>Bedrooms:</b> 5
<b>Bathrooms:</b> 5	<b>Rooms:</b> 13
<b>State of conservation:</b> Great	<b>Floor type:</b> Multi-story
<b>Total floors:</b> 2	<b>Central heating:</b> Self regulating
<b>Current condition:</b> Empty at time of deed	<b>Available:</b> Yes
<b>Balconies:</b> Present	<b>Terrace:</b> Present
<b>Garden:</b> Private, 15.000 square meters	<b>Distance to sea:</b> 60 meters
<b>Kitchen:</b> Habitable	

## Features

TV antenna: Autonomous	Cellar: 30 m <sup>2</sup>	Fireplace
Parquet	Electrical system: Up to code	Jacuzzi
Shower	Wooden frames	Alarm
Blinds	Terrain type: Terrace	Additional positions: In the countryside
Acces	View	Water: Municipal
Sewerage: Imhoff septic	Vegetable garden	Gas: GPL
Swimmingpool	Well	Solar panels
Roof	Light	Suitable for two families
External area	Parkingspace	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Water bath	Terrain: 15000 m <sup>2</sup>	

## 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			







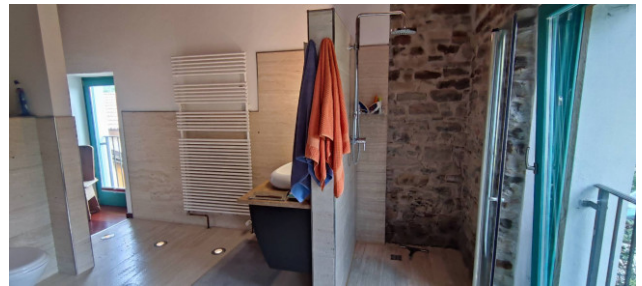




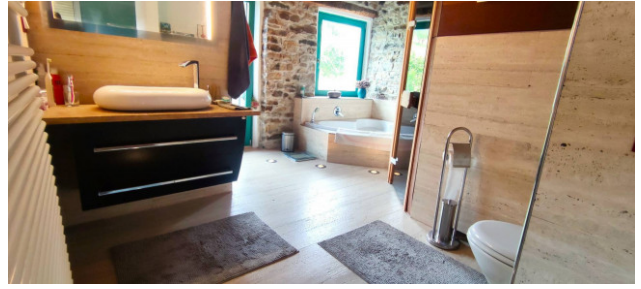








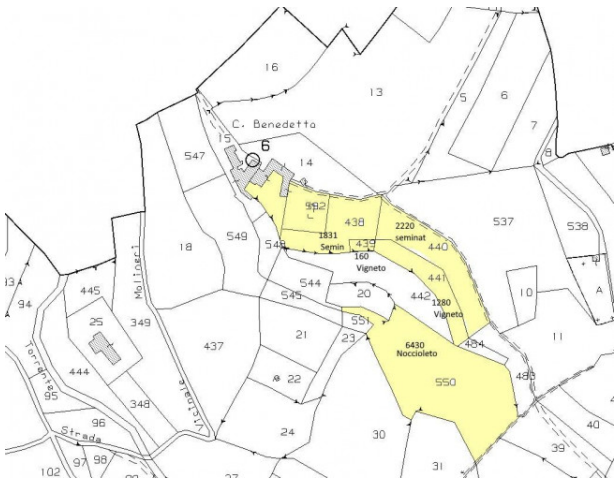












Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

**Immobiliare IPI**

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