

## Farmhouse / Estate for Sale to Strevi



### 300 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

Strevi Colline del Monferrato, a few minutes from the spa town of Acqui Terme, in the typical area of Moscato wine and Asti wines, in an open countryside area but very convenient to all the services that can be reached in a few minutes, we offer a beautiful housing solution valid both as a main residence or as a prestigious second home. The semi-detached property but absolutely comparable to the independent as it does not have any type of communion or servitude and can be entirely fenced if desired, consists of a residential house and approximately 6000 m<sup>2</sup> of land in a single body around the building divided into a Moscato and Barbera and a part of arable land. The vineyards are in full production activity and certified by the relevant stamps which testify to their quality and their overall value can be estimated at a figure ranging approximately from 20 to 25,000 euros.

The house is a traditional farmhouse renovated in 2010 with a new roof and interior, some old floors have been preserved because they are particular and valuable.

The building is connected to electricity and municipal water, has an LPG tank and is heated via gas-powered air convectors. The waste flows into the imhoff pit.

The building is divided into 3 different levels with a renovated residential part and a former agricultural part to be renovated, now intended for services but potentially partially recoverable for new housing.

Access to the house is from a very large and beautiful courtyard, fenced with access from carriage and pedestrian gates.

The residential part finds in the basement a series of very beautiful and high cellars with light from wolfholes on the outside. A cellar has a beautiful vault in old solid bricks. Access is by staircase directly from the courtyard.

The above ground part is divided into two renovated floors with on the ground floor: entrance hallway from which the staircase then branches off to access the upper floor, from the hallway you enter on one side a beautiful, very large room with a very characteristic vaulted ceiling, the room is very large and bright, the floor has been redone with new ceramic tiles. On the other side we find a kitchen with the old terrazzo tile floor instead. Also from the hallway on the ground floor we access a study with a decorated terrazzo floor and finally a bathroom complete with a completely new shower.

The staircase leads to the upper floor where there is a large hallway, a very nice master bathroom and 3 bedrooms, one of which is very large and a balcony. The bathroom has been completely redone in ceramic and the bedrooms retain the old, very beautiful and colorful terrazzo floors. All the windows and doors in the living area are made of double-glazed wood.

The former agricultural part is in turn on two levels with on the ground floor a room used as a kitchen for preparing jams and vegetable compotes, then again a room for storage and various uses. On the upper floor there are two storage and clearing rooms, former barns, one of which is very high and has a mezzanine and a very beautiful and bright attic room.

Outside, in the courtyard, connected to the house are a series of porticoes open on the front and divided into three different spaces and a further partially closed building used as a woodshed.

The courtyard on which the entire building stands has an almost rectangular plan for a surface area of approximately 900 m<sup>2</sup>. The total land of the entire property is 5,510 m<sup>2</sup>.

## Property details

<b>Reference code:</b> 5701	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Farmhouse / Estate	<b>Region:</b> Piemonte
<b>Province:</b> Alessandria	<b>Municipality:</b> Strevi
<b>Price:</b> € 250.000 negotiable	<b>Total sqm:</b> 300 square meters
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2
<b>Rooms:</b> 5	<b>State of conservation:</b> Good
<b>Floor type:</b> On two levels	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Building age:</b> 1900
<b>Current condition:</b> Empty at time of deed	<b>Available:</b> Yes
<b>Garden:</b> Private, 5.500 square meters	<b>Distance to sea:</b> 70.000 meters
<b>Kitchen:</b> Habitable	

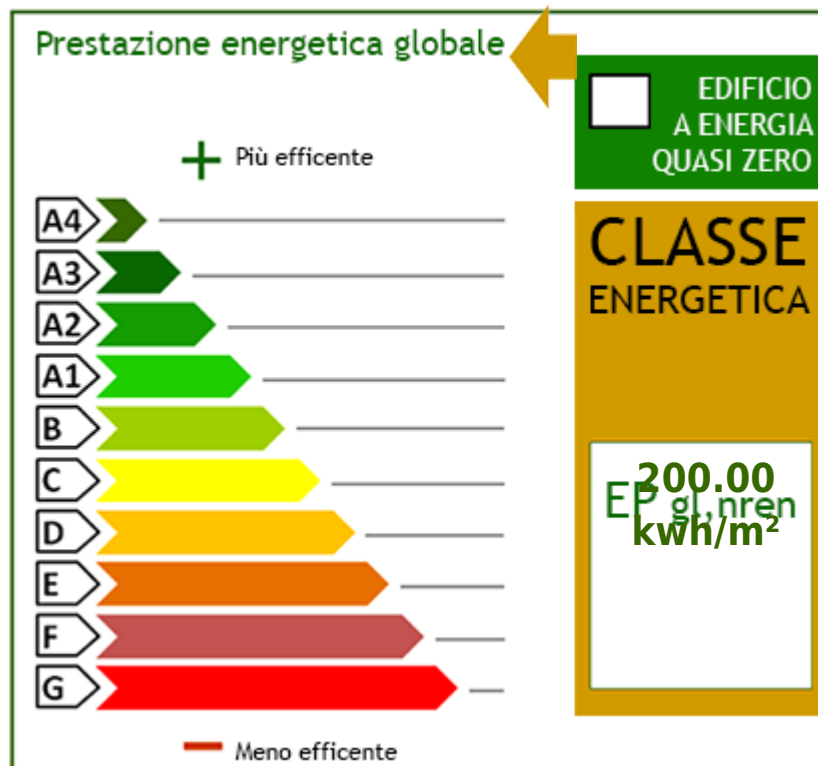
## Features

Terrace	Terrace	TV antenna: Autonomous
TV antenna: Autonomous	Closet	Closet
Cellar: 50 m <sup>2</sup>	Cellar: 50 m <sup>2</sup>	Fireplace
Fireplace	Telephone system	Telephone system
Electrical system: Up to code	Electrical system: Up to code	Shower
Shower	Wooden frames	Wooden frames
Aluminium frames	Aluminium frames	Blinds
Blinds	Terrain type: Hilly	Terrain type: Hilly
Additional positions: In the countryside	Additional positions: In the countryside	Acces
Acces	View	View
Water: Municipal	Water: Municipal	Sewerage: Imhoff septic
Sewerage: Imhoff septic	Vegetable garden	Vegetable garden
Gas: GPL	Gas: GPL	Roof
Roof	Light	Light
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: 5500 m <sup>2</sup>	Terrain: 5500 m <sup>2</sup>

## Nearby

Gyms	Gyms	Spas	Soccerfields
Spas	Sport complexes	Soccerfields	Tenniscourt
Sport complexes	Cycle paths	Tenniscourt	Playgrounds
Cycle paths	Railway station	Playgrounds	Public transport
Railway station	Kindergarden	Public transport	Elementary school
Kindergarden	Middle school	Elementary school	High school
Middle school	Bar	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

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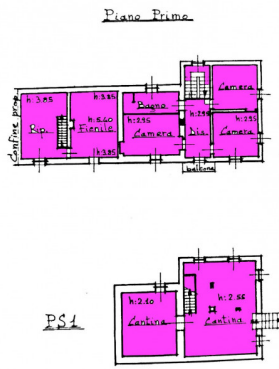
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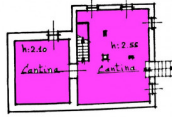








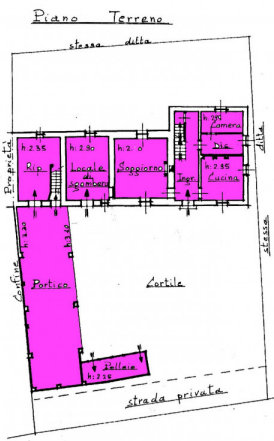
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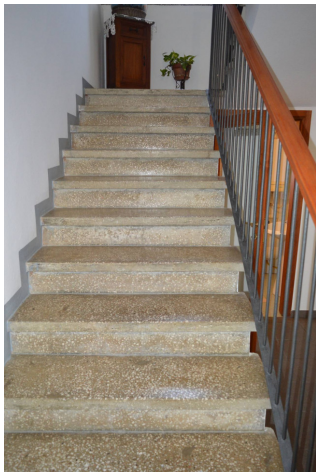
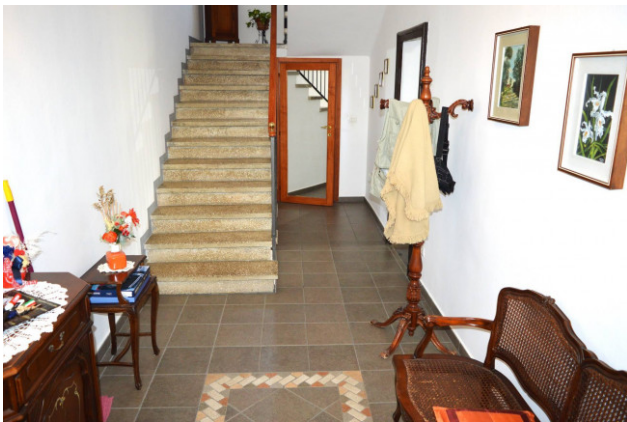






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