

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



800 square meters | Bathrooms: 5 | Bedrooms: 10 | Rooms: 25

Roccaverano Langhe Astigiane, we offer for sale an extraordinary real estate compendium made up of two different properties that can be sold individually or as a single block..

Overall, approximately 21,000 m2 of land and 5 residential units located in a single block to form a small hamlet are being sold. The position is dominant on the side of a gentle hill with a spectacular view, all the buildings are, in their different types and finishes, in excellent condition and for a property even extraordinary, only one rustic building with a new roof needs to be renovated internally. The potential is enormous, both as a prestigious multi-residence and as a vocation for tourism and hospitality uses.

Below is the description of the two individual properties which can also be examined individually in more detail directly on our website www.immobiliareipi.it under codes 5688 and 5725.

Code 5688

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, study, spectacular living room, 2 bedrooms, 3 bathrooms, cellar plus grotto, 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 floors, triple glazed windows, LPG and pellet heating. Connected to electricity and water, and also equipped with a well with spring, bread and pizza oven, tool shed.

Equipped with a magnificent swimming pool in a secluded and dominant corner of the property, reachable via 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.

Code 5725

In an ultra-panoramic position, surrounded by greenery, consisting of 2 large buildings, appurtenances and land totaling 6,000 m2 which form a single plot with the buildings entirely fenced around the houses. The hilly terrain is essentially grassland.

The two buildings both stand on a beautiful spacious and panoramic courtyard completely paved with various types of tiles overlooking the valley below.

First building: original rustic house built in traditional exposed stone with roof and relative slab recently redone. The building is divided into two floors to be completely renovated inside and divided into three rooms per floor. On the ground floor, most of the building is filled with debris, leftovers from the renovation of the roof, which must be removed in the event of recovery and renovation. The intermediate slab between the two floors has vaults to be evaluated to what extent and whether they can be recovered with renovation. Very charming on the outside and suitable for the residential recovery of one or two units after regular urban planning procedures.

Second building: it is the ready housing part and is divided into three different housing units, all habitable although in different finishing conditions.

The house is structured with an external area which includes, in addition to the courtyard, the paved driveway surrounded by a garden and tall trees and closed by a gate, a part that was intended for a vegetable garden, orchard and greenery.

On this area there is a small building used as a tool shed or a fairly large chicken coop.

From the external area we move to the first basement floor where we have a large room with a cemented and well-lit floor used as a warehouse, laboratory and shelter.

We then go up to the basement where we find a warehouse, a huge room used as a tavern or in any case for recreational and social uses. The room is paved, very bright, equipped with a fireplace, oven, barbecue and designed for a kitchen area. The spaces are huge and everything still needs to be finished and improved but potentially very beautiful. From this area there is access to an underground cave once perhaps used as a cellar for the optimal conservation of fine wines. Also in the basement is a residential unit with a small kitchenette, living room, two bedrooms and a bathroom. Fair conditions but to be improved, heating system set up but without radiators. Ceramic floors, single glass wooden windows

Ground floor residential unit with kitchenette, living room, two bedrooms, bathroom, panoramic balcony. Good condition, ceramic floors, single glass wooden windows, tidy and well maintained, heating with radiators with independent LPG system

On the mezzanine floor there is another apartment in excellent condition with a very nice and spacious living area with a nice fireplace, sitting room, two bedrooms and bathroom. Ceramic floors, simple glass wooden windows, heating with radiators, clean, tidy, immediately habitable.

Property details

Reference code: 5734

For Sale/For Rent: Sale

Type (Apartment, villa, etc): Mansion / Manor House

Region: Piemonte

Province: Asti

Municipality: Roccaverano

Zone: San Gerolamo

Price: € 890.000

Total sqm: 800 square meters

Bedrooms: 10

Bathrooms: 5

Rooms: 25

State of conservation: Good

Floor type: Multi-story

Total floors: 3

Central heating: Self regulating

Building age: 2000

Current condition: Empty at time of deed

Available: Yes

Balconies: Present

Terrace: Present

Garden: Private, 21.000 square meters

Distance to sea: 60 meters

Kitchen: Habitable

Features

Terrace

TV antenna: Autonomous

Closet

Cellar

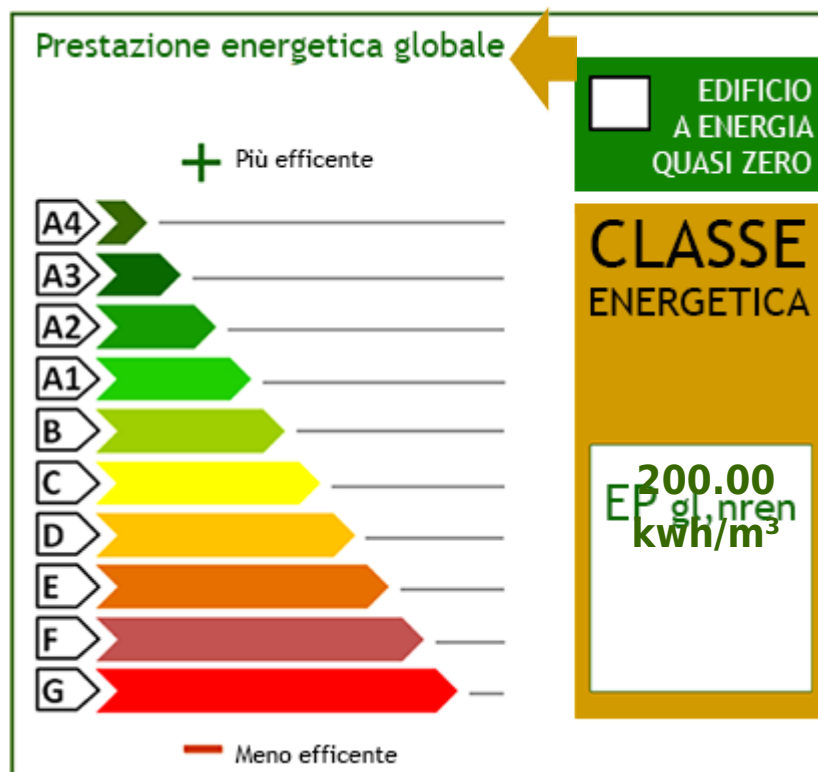
Fireplace

Parquet

Electrical system: Up to code	Jacuzzi	Shower
Wooden frames	Alarm	Blinds
Terrain type: Hilly	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	Garage	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Water bath	Terrain: 21000 m ²	

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
Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378
info@immobiliareipi.it - <https://www.immobiliareipi.it>
V.A.T. 01083550093















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

Immobiliare IPI

Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

info@immobiliareipi.it - <https://www.immobiliareipi.it>

V.A.T. 01083550093



