

## Villa / House for Sale to Acqui Terme Zone: Ovrano



### **300 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 12**

On the top of a hill 5 minutes from the center of Acqui Terme, the heart of Monferrato, property for sale with breathtaking 360° views of the hills, the Alps and the town.

This beautiful complex includes a completely renovated villa, another former barn and stable building now used as a tavern and garage and over 2 hectares of land.

Access to the property via an electrified gate which leads to the courtyard and garden, surrounded by a very beautiful stone wall. Entrance to the house on two levels with on the ground floor living room with fireplace, eat-in kitchen connected via an arch to the dining room, from which you pass into a passage area that leads to the pantry + boiler room, with direct access to the garden, the bathroom on the first floor with marble finishes and shower and staircase to the first floor.

Here there is the sleeping area consisting of a room open to the staircase, three bedrooms, one of which with a balcony and a very spacious main bathroom with shower and balcony.

All completely renovated, insulated and with a new roof. Heating via LPG boiler, cesspool, municipal water and two spring wells inside the property, double-glazed aluminum frames and fine finishes.

Very beautiful and well-kept exterior with gates, a characteristic fountain and a summer kitchen positioned on the veranda attached to the former barn stable.

This further building, also renovated in the building, consists of a tavern, 2 large garages, a summer kitchen on the ground floor and a large single room on the upper floor with the original large openings of the barn, to which the double windows were added. bow.  
All around 23,208 m2 of land.

A perfect solution that could become a semi-detached house with a truly unparalleled view

## Property details

<b>Reference code:</b> 5739	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Villa / House	<b>Region:</b> Piemonte
<b>Province:</b> Alessandria	<b>Municipality:</b> Acqui Terme
<b>Zone:</b> Ovrano	<b>Price:</b> € 530.000 negotiable
<b>Total sqm:</b> 300 square meters	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 2	<b>Rooms:</b> 12
<b>State of conservation:</b> Renovated	<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> 1950
<b>Current condition:</b> Empty at time of deed	<b>Available:</b> Yes
<b>Balconies:</b> Present	<b>Garden:</b> Private, 23.208 square meters
<b>Distance to sea:</b> 50 meters	<b>Kitchen:</b> Habitable
<b>Box:</b> Shed	

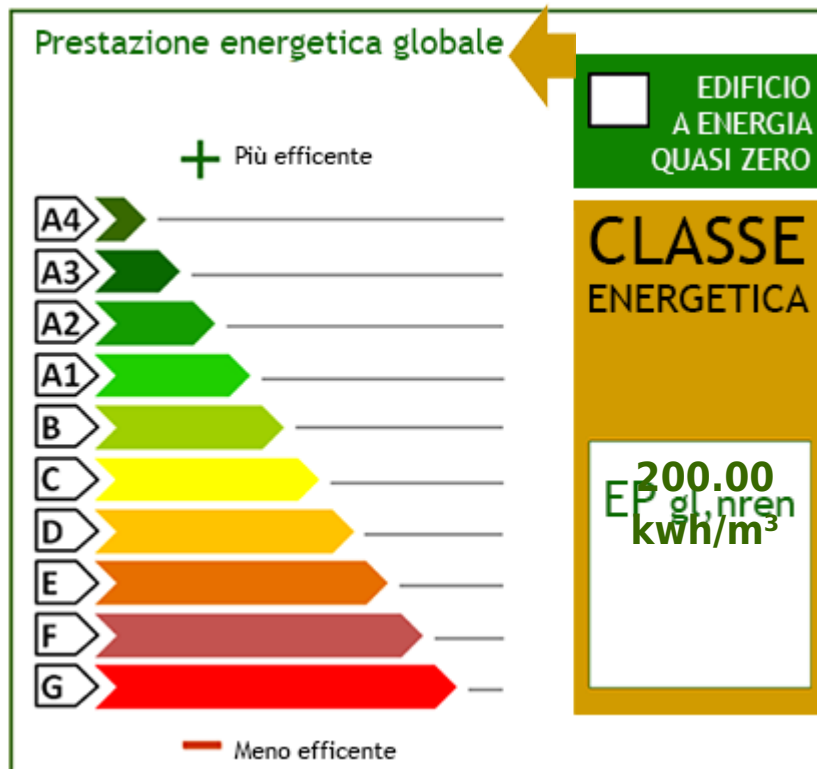
## Features

TV antenna: Autonomous	Verande	TV antenna: Autonomous
Closet	Verande	Cellar
Closet	Fireplace	Cellar
Fireplace	Electrical system: Up to code	Suspended sanitary
Electrical system: Up to code	Shower	Suspended sanitary
Aluminium frames	Shower	Blinds
Aluminium frames	Blinds	Terrain type: Steep
Additional positions: In the countryside	Terrain type: Steep	Acces
Additional positions: In the countryside	View	Acces
View	Water: Municipal	Water: Municipal
Sewerage: Cesspool	Vegetable garden	Sewerage: Cesspool
Vegetable garden	Gas: GPL	Well
Gas: GPL	Roof	Well
Light	Roof	External area
Light	Parkingspace	External area
Garage	Parkingspace	Flooring

Garage	Distance to sea	Flooring
Distance to ski resorts	Distance to sea	Distance to hospital
Distance to ski resorts	Water bath	Distance to hospital
Water bath	Terrain: 23208 m <sup>2</sup>	Terrain: 23208 m <sup>2</sup>

### Nearby

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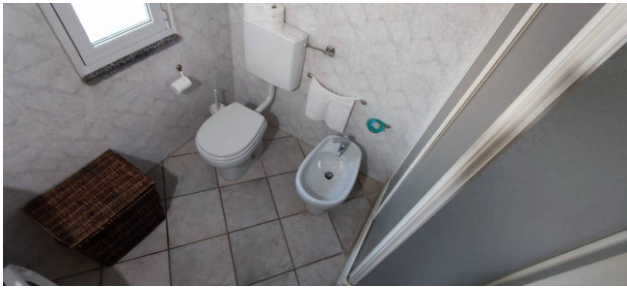






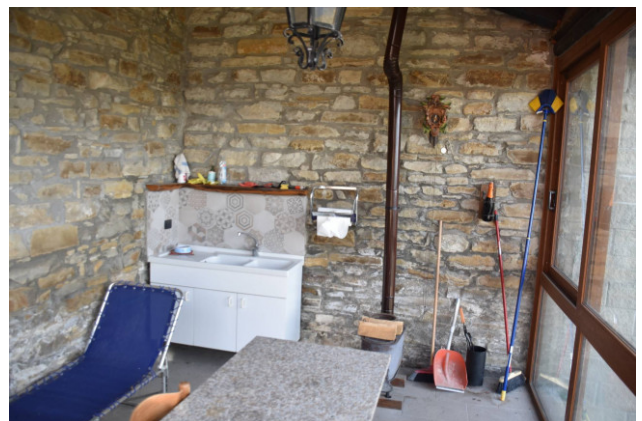
















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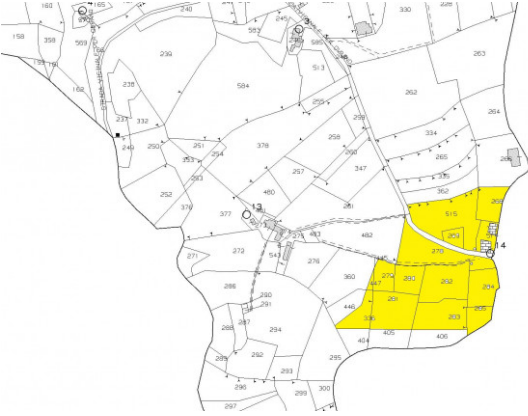
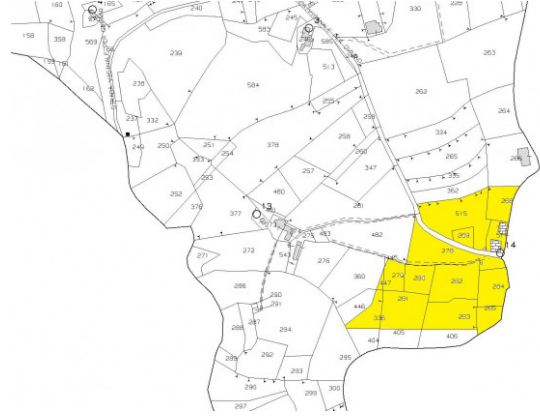
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