

## Farmhouse / Estate for Sale to Merana



### 400 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 12

A stone's throw from the Langhe, less than an hour from the Ligurian beaches, in a private position, at the end of a beautiful green valley surrounded by the typical tuff gullies, bordered by the little river "Vatti", we offer this ideal farmhouse for those who love privacy, the possibility of fully experiencing nature.

The property consists of 2 main buildings, the residential house with a wood-burning oven at the side and the stable/barn with a chicken coop behind it and an adjacent shed.

In addition to these main buildings, close to the woods and in an elevated, private and independent position, there is a large rustic building which is now ruins but very interesting in case you want to recover a further building.

-- The living area consists of an entrance hallway, a large kitchen/living room area and the staircase leading to the first floor with 4 large bedrooms and bathroom. The property is immediately habitable with good finishes, terrazzo floors, double-glazed aluminum windows and systems, in general, from the 70s.

-- Next to the residential part, the local area is used as a dairy with laboratory, storage, cold room, changing room and WC. At the back of the residential part we find a garage and the former cellar with a roof above.

-- Next to the local "farmhouse" living area with 2 stables on the ground floor, a porch and a shed and the barn on the first floor accessible via a staircase at the back. At the back of this building there are former chicken coop rooms.

Asphalt road that ends from the property (and continues on a dirt road towards a final property used as a second home).

Approximately 90,000 m2 of land complete the property, a part around the residential buildings and a part a short distance from them.

Consortium and spring water, electricity, imhoff pit, Wi-Fi Internet

Sea/Savona: 43 km

Genoa airport: 85 km

Turin airport: 150 km

Milan: 160 km

Acqui terme: 29 km

## Property details

<b>Reference code:</b> 5748	<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> Merana
<b>Price:</b> € 210.000 negotiable	<b>Total sqm:</b> 400 square meters
<b>Bedrooms:</b> 4	<b>Bathrooms:</b> 2
<b>Rooms:</b> 12	<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>Parking space:</b> Covered
<b>Building age:</b> 1950	<b>Available:</b> Yes
<b>Balconies:</b> Present, 3 square meters	<b>Garden:</b> Private, 90.000 square meters
<b>Distance to sea:</b> 40.000 meters	<b>Kitchen:</b> Habitable

## Features

Terrace	TV antenna: Autonomous	Cellar: 80 m <sup>2</sup>
Fastweb Coverage	Terrace	Fireplace
Shower	TV antenna: Autonomous	Aluminium frames
Blinds	Cellar: 80 m <sup>2</sup>	Fastweb Coverage
Terrain type: Hilly	Fireplace	Shower
Additional positions: In the countryside	Aluminium frames	Acces
Blinds	Water: Constortium	Terrain type: Hilly
Sewerage: Imhoff sepctic	Additional positions: In the countryside	Vegetable garden
Acces	Roof	Light
Water: Constortium	External area	Garage
Sewerage: Imhoff sepctic	Flooring	Vegetable garden
Distance to sea	Roof	Light
Distance to ski resorts	External area	Distance to hospital
Garage	Water bath	Flooring
Terrain: 90000 m <sup>2</sup>	Distance to sea	ideal for horses
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 90000 m <sup>2</sup>	ideal for horses	

## Nearby

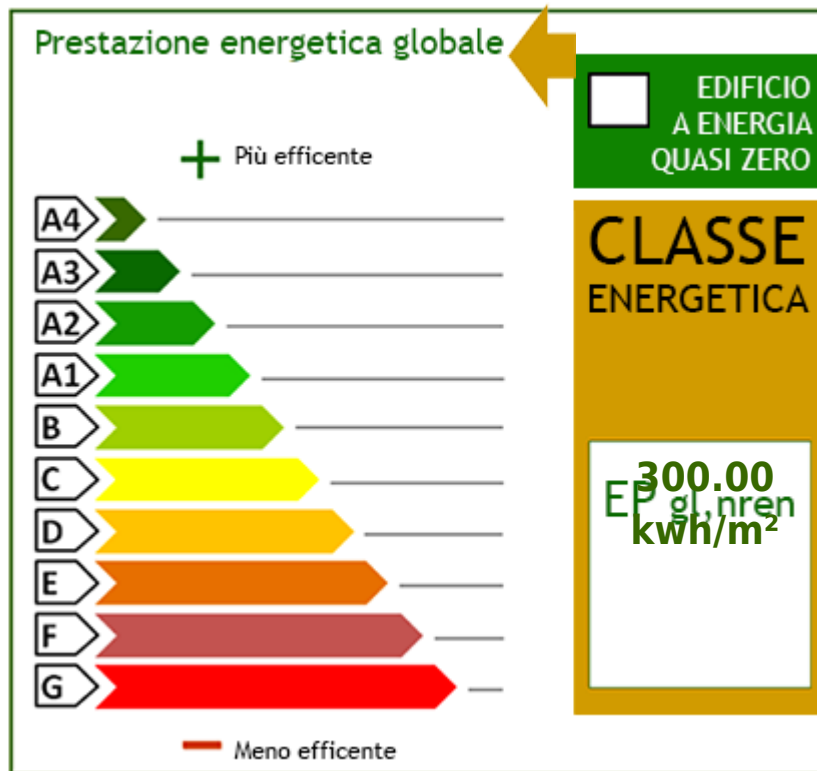
Gyms	Spas	Soccerfields	Sport complexes
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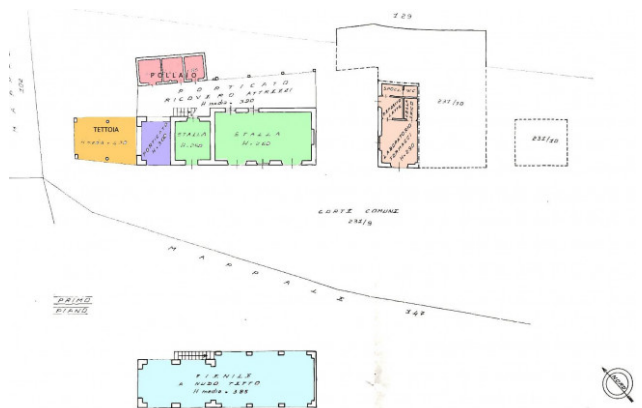
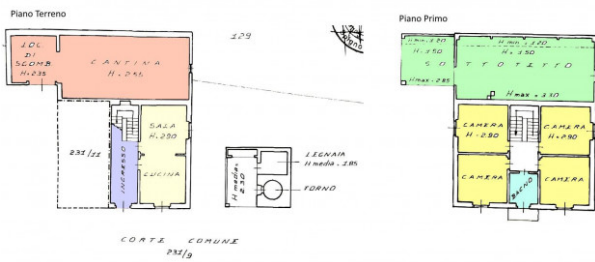
Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

**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

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





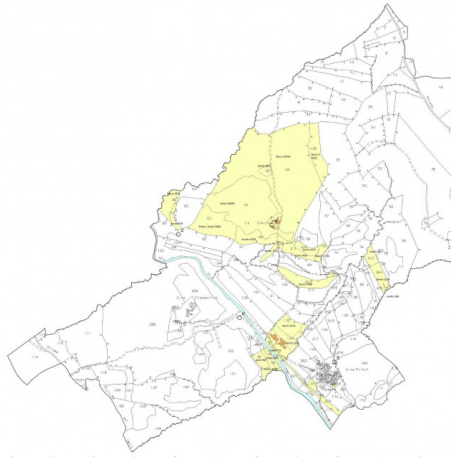
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