

## Farmhouse / Estate for Sale to Cartosio Zone: Ponte



**460 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 20**

Cartosio, Erro river valley, ten minutes from the spa town of Acqui Terme in the typical Dolcetto wine area, less than thirty minutes from the areas of the great Asti wines, Nizza Monferrato and Canelli, we offer a splendid property made up of approximately 12,000 m2 of land and a group of buildings collected in a single plot. The location is very attractive, elevated on a plateau which allows for a beautiful open and panoramic view, the land is flat with lawn, woods and uncultivated land and borders the river near a beautiful small beach that can be reached directly from the house. The complex is that of an old peasant farmhouse with various buildings of which the two most important are the current residential house and the other the old residential house with appurtenances for agricultural use.

The main house is structured on two floors above ground and has two independent living units. On the ground floor we have an entrance from an external porch, kitchen, living room, bedroom, bathroom, central heating room and then a large room used as a garage and warehouse which could become either a large living room or living area or a further bedroom with independent entrance.

Upstairs covered porch, kitchen, living room, three bedrooms, beautiful balcony and pantry.

All perfectly habitable immediately in good condition with marble and ceramic floors, wooden windows and doors in excellent condition, heating with radiators powered by LPG electricity, municipal water, septic tank for waste.

The other house is currently registered as storage and warehouses but it is possible to convert it into residential use. It is structured on two floors with six former warehouse and stable rooms on the ground floor and a terrace on the first floor, two former residential rooms now storage rooms and a full-height former barn.

Structure in good condition, interior to be renovated.

Yet another two-storey building with storage room on the ground floor and the same in the basement. Finally, in the courtyard there is a nice little building with an oven.

Total land 12,000 m2.

## Certifications

Energy Label:

## Property details

Reference code: 5756

For Sale/For Rent: Sale

Type (Apartment, villa, etc): Farmhouse / Estate

Region: Piemonte

Province: Alessandria

Municipality: Cartosio

Zone: Ponte

Price: € 155.000

Total sqm: 460 square meters

Bedrooms: 4

Bathrooms: 2

Rooms: 20

State of conservation: Good

Floor type: On two levels

Total floors: 2

Central heating: Self regulating

Current condition: Empty at time of deed

Available: Yes

Terrace: Present

Garden: Private, 12.000 square meters

Distance to sea: 40 meters

Kitchen: Habitable

Box: Double

## Features

|                               |  |  |
|-------------------------------|--|--|
| Terrace                       | Closet                                   | Cellar                                   |
| Fireplace                     | Shower                                   | Wooden frames                            |
| Blinds                        | Blinds                                   | Terrace                                  |
| Terrain type: Flat            | Closet                                   | Additional positions: In the countryside |
| Cellar                        | Fireplace                                | Acces                                    |
| Shower                        | View                                     | Wooden frames                            |
| Blinds                        | Water: Municipal                         | Blinds                                   |
| River/Stream                  | Terrain type: Flat                       | Sewerage: Imhoff septic                  |
| Vegetable garden              | Additional positions: In the countryside | Acces                                    |
| Gas: GPL                      | View                                     | Roof                                     |
| Light                         | Water: Municipal                         | External area                            |
| River/Stream                  | Parkingspace                             | Garage                                   |
| Sewerage: Imhoff septic       | Vegetable garden                         | Flooring                                 |
| Distance to sea               | Gas: GPL                                 | Distance to ski resorts                  |
| Roof                          | Distance to hospital                     | Light                                    |
| Water bath                    | External area                            | Parkingspace                             |
| Terrain: 12000 m <sup>2</sup> | Garage                                   | ideal for horses                         |
| Flooring                      | Distance to sea                          | Distance to ski resorts                  |

Distance to hospital ..... Water bath ..... Terrain: 12000 m<sup>2</sup> .....  
ideal for horses .....

### Nearby

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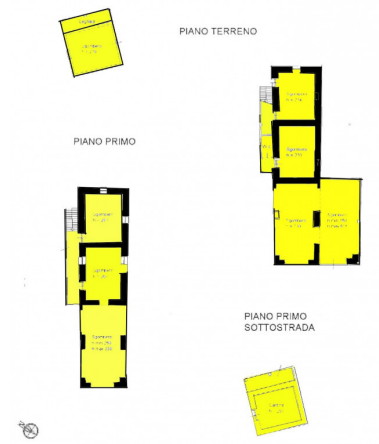
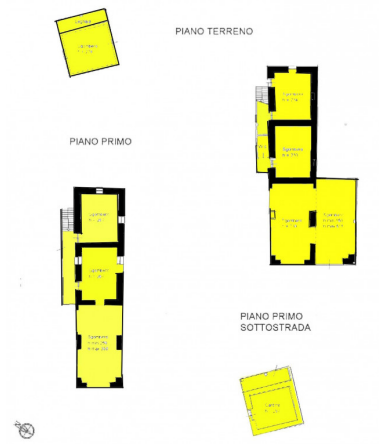
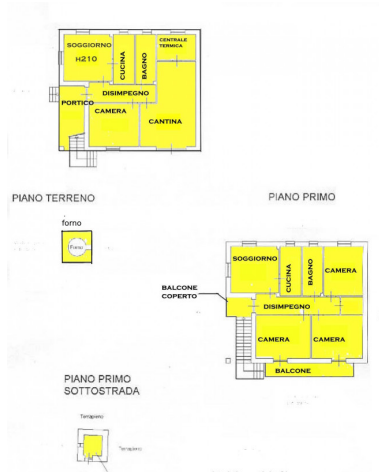
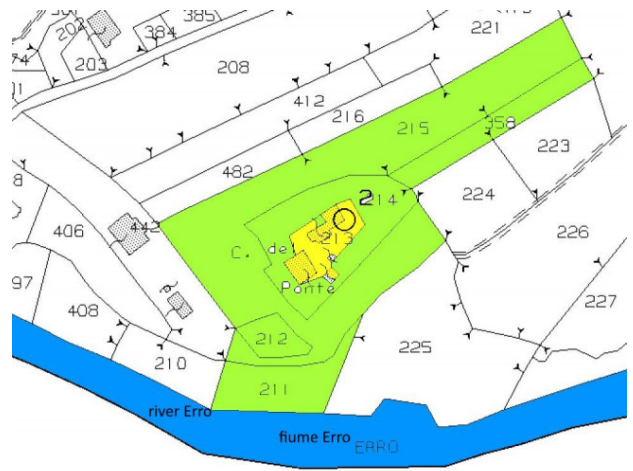
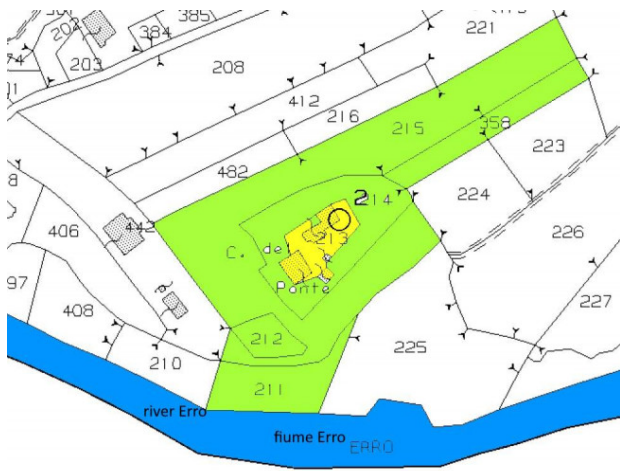
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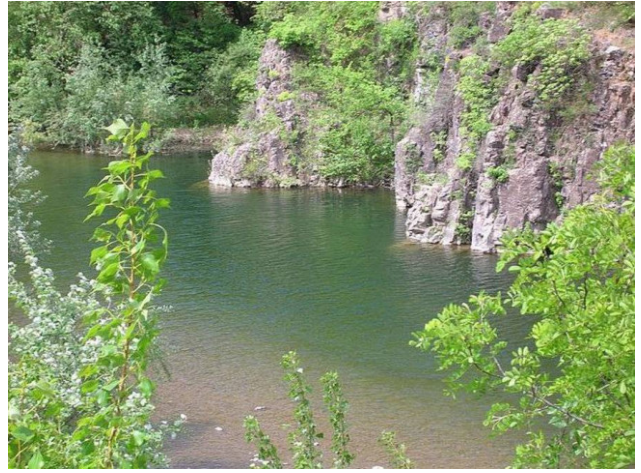
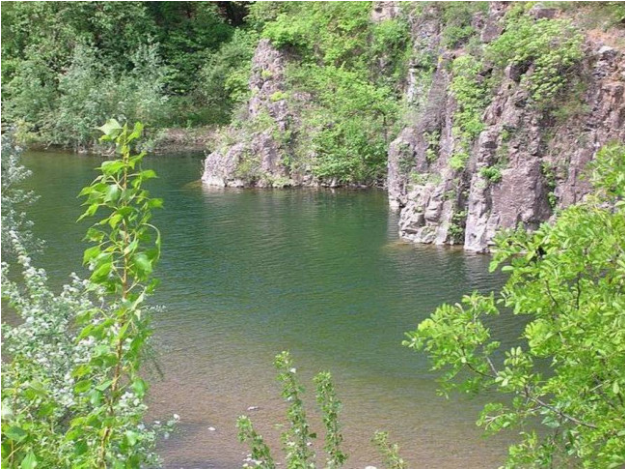
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