

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



**1.000 square meters | Bathrooms: 2 | Bedrooms: 7 | Rooms: 20**

Erro river valley, Cartosio, a few minutes from the spa town of Acqui Terme and the areas of the great Asti wines, we offer a fascinating agricultural property located in the midst of the green hills.

The property is made up of residential buildings, buildings for agricultural use and 444,000 m2 of land all merged into a single plot around the buildings.

Building A: large house built in traditional local stone of approximately 520 m2 in total on two floors. Suitably consolidated where necessary with reinforced concrete structures partly for residential use and partly for agricultural use: The residential part is divided into the ground floor and first floor. On the ground floor for the residential part we find the entrance to a large room with vaulted ceilings where modernization works had been carried out which, if properly taken up, would make the room absolutely fascinating. We have already renovated three other rooms with a kitchen complete with new furniture, a living room and another room with a brick oven. The entire living area on the ground floor has ceramic or stoneware floors and double-glazed aluminum windows. From this floor, an internal staircase leads to the first floor where for the living area we have 4 bedrooms, a renovated bathroom and a terrace. The stoneware floors and single-glazed wooden windows.

The part for agricultural use has on the ground floor a huge warehouse space of approximately 130 m2 and on the first floor the full-height barn with 3 arched openings on the front and a terrace for a surface area equal to the warehouse below and an elevated part which remains on the residential part of the first floor. The position of the house is dominant with a beautiful view of the valley and with a part of the hill behind it that shelters it from the wind, all around the meadow and cultivated land. Stone walls, load-bearing concrete slabs, roof in place.

Building B: small building for services and storage located next to the house of approximately 25 m2. To be restructured.

Building C, it is a residential house detached from the previous house by approximately 200 m. and located lower on the slope of the hill

where we also find the other buildings for agricultural use. The house overlooks a huge courtyard onto which the agricultural buildings overlook on the opposite side. Structured on two floors with a kitchen, living room, another bedroom and bathroom on the ground floor and three bedrooms on the first floor. The house needs to be completely renovated.

Building D: this is a very large building intended for agricultural use with a former stable, barn, warehouses and sheds. All with a huge courtyard in the center. The main building is structured on two floors, in excellent structural conditions with walls and roofs in place, measuring approximately 300 m<sup>2</sup> per floor and on the first floor it has 11 arched openings. It is a building with enormous potential for whatever use you intend to use it for. All the sheds around the courtyard are in rather precarious conditions and cover a surface area of approximately 400 m<sup>2</sup>.

Overall, it is a type of property that has now become rare both for the size of the land and for the fact that everything is in one body, for the location in the middle of an ocean of natural greenery, for the potential it expresses being suitable for agricultural and tourist type having all the requirements to be agritourism or for other purposes linked to other types of exploitation.

The geographical location is optimal, the Ligurian sea can be reached in less than an hour, the spa town of Acqui Terme in 20 minutes, the areas of the great Asti wines (Nizza, Canelli, etc.) in 30 minutes, the Milan airport in less than two hours as well as Genoa airport. Now rare property. Total land 444,000 m<sup>2</sup>.

## Property details

<b>Reference code:</b> 5765	<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> Cartosio
<b>Zone:</b> Arbiglia	<b>Price:</b> € 450.000 negotiable
<b>Total sqm:</b> 1.000 square meters	<b>Bedrooms:</b> 7
<b>Bathrooms:</b> 2	<b>Rooms:</b> 20
<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>Current condition:</b> Empty at time of deed	<b>Available:</b> Yes
<b>Terrace:</b> Present	<b>Garden:</b> Private, 444.000 square meters
<b>Kitchen:</b> Habitable	<b>Box:</b> Quadruple

## Features

Terrace	Closet	Cellar
Fireplace	Shower	Wooden frames
Aluminium frames	Blinds	Terrain type: Hilly
Additional positions: In the countryside	Acces	View
Water: Private/well	Sewerage: Cesspool	Vegetable garden
Well	Roof	Light
Suitable for two families	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 445000 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
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



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**

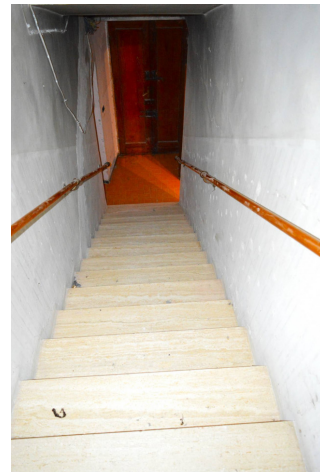
Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

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

V.A.T. 01083550093









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





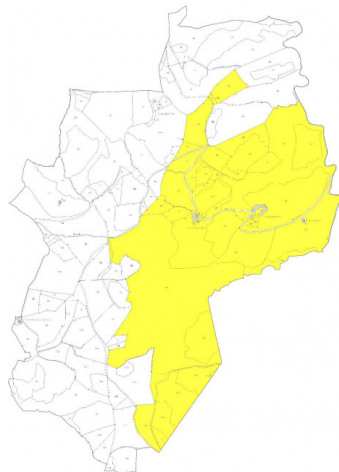
Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

**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



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

**Immobiliare IPI**

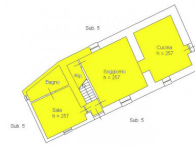
Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

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

V.A.T. 01083550093



PIANO TERRENO



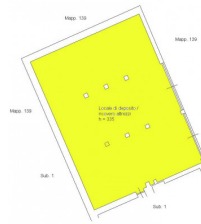
PIANO PRIMO



PIANO SECONDO



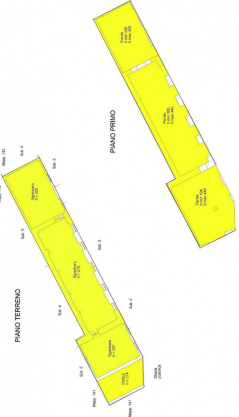
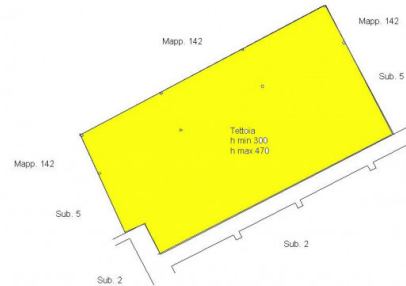
PIANO TERRENO



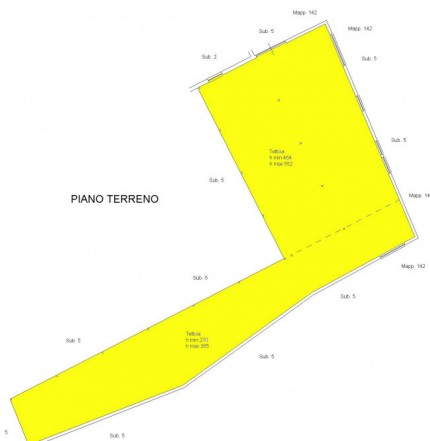
PIANO PRIMO



PIANO TERRENO



PIANO TERRENO



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