

## Country House (rustic) for Sale to Melazzo



**300 square meters | Bathrooms: 1 | Bedrooms: 3 | Rooms: 15**

Melazzo, valley of the Erro river 10 minutes from the spa town of Acqui Terme, located on the edge of an inhabited hamlet, an interesting rustic house independent on all four sides consisting of land registry parts for residential purposes and others for warehouses, storage and various uses. The house is structured with a basement and then ground, first and second floors for a total surface area of approximately 300 m<sup>2</sup>. Structurally with an L-shaped plan with a beautiful front courtyard. Also in the front part there is beautiful appurtenant land of over 1,100 square meters. The structural part is good, the roof is discreet while the interiors all need to be modernized. On the ground floor warehouses and storage rooms, open porticoes on the front. On the ground and first floors there are residential land registry rooms and other parts for storage and various uses. On the second floor there is an attic.

The complex as described needs to be renovated inside and in any case to be updated but it is in a beautiful position, completely independent, autonomous but not isolated as it is an inhabited hamlet, potentially very interesting as it would adapt to multiple uses including that of creating a home with the possibility to have spaces dedicated to hospitality or even to any type of craft activity. The whole area is certainly fascinating, very green, absolutely natural, free of any sign of pollution, almost a rural dream. The town with all services is just a few minutes away as is the city of Acqui Terme. The areas of the great Monferrato wines can be reached in less than 30 minutes and the sea in 50 minutes.

The house has connections to both electricity and the municipal aqueduct and enjoys a beautiful view of the valley below and the city of Acqui Terme.

Due to its type, location, size and price it represents a truly unique opportunity.

### Certifications

#### Energy Label:

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## Property details

<b>Reference code:</b> 5805	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Country House (rustic)	<b>Region:</b> Piemonte
<b>Province:</b> Alessandria	<b>Municipality:</b> Melazzo
<b>Price:</b> € 30.000	<b>Total sqm:</b> 300 square meters
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 1
<b>Rooms:</b> 15	<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>Balconies:</b> Present
<b>Garden:</b> Private, 1.300 square meters	<b>Distance to sea:</b> 50 meters
<b>Kitchen:</b> Habitable	<b>Box:</b> Double

## Features

Closet	Cellar	Fireplace
Wooden frames	Blinds	Terrain type: Flat
Additional positions: In the countryside	Acces	View
Water: Municipal	River/Stream	Vegetable garden
Roof	Light	External area
Parkingspace	Garage	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Terrain: 1300 m <sup>2</sup>		

## 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

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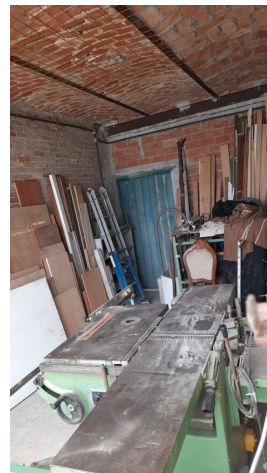
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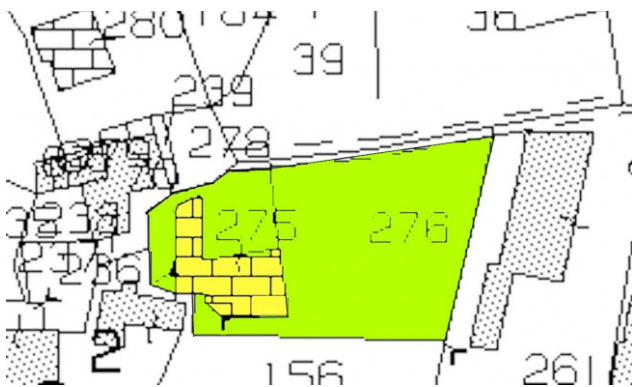
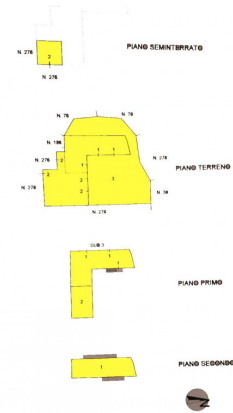
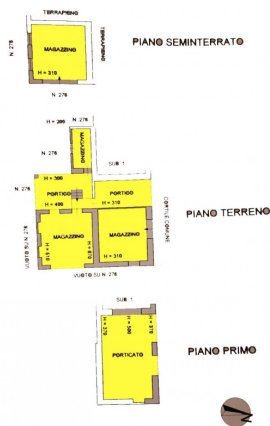
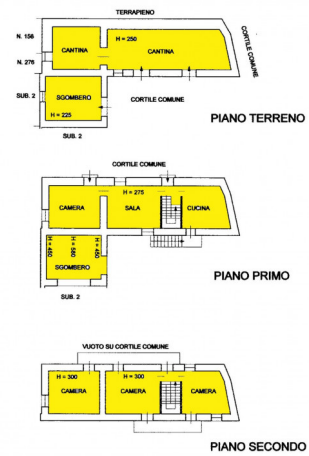


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