

## Villa / House for Sale to Incisa Scapaccino Zone: Regione Collina



### 180 square meters | Bathrooms: 1 | Bedrooms: 3 | Rooms: 5

Monferrato, Incisa Scapaccino, area of the great wines of the Monferrato Langhe, a few km from Nizza Monferrato, strategic center of wine production. We offer a beautiful property consisting of a detached house on two floors and 2 service buildings. All set in the middle of a plot of land of approximately 4,500 m2 with orchards, vegetable gardens and crops. The house is on two floors with a beautiful study entrance room on the ground floor and a beautiful open area. very large with open kitchen. The entire living area is very beautiful, well-kept and attractive with a beautiful fireplace. Also on the ground floor is a large garage or storage area. On the front of the house there is a beautiful porch. On the first floor we find 3 bedrooms and a bathroom. the first two have access from a beautiful marble staircase from the entrance hall while the third has access from a second very beautiful wooden staircase from the living area.

Outside we also have 2 service buildings which further enrich the property. The first is a large open shed ideal for having lunch outside while remaining in the shade and enjoying the pleasure of living outside. The second is a closed building used as a storage and tool shed. The courtyard, accessible by an iron gate with electric opening, is partly paved and the entire land is kept with great care and attention.

The entire building is in good structural condition and well cared for in all details, double glazed PVC windows, ceramic floors. Municipal water, electricity, security door, satellite dish. Climate control with LPG powered radiators. Well maintained and cared for land, almost flat and well manageable with enough space for every need, swimming pool etc.

Ideal both as a first home and as a secondary home in a very attractive area from an environmental tourism point of view.

## Certifications

Energy Label:

## Property details

**Reference code:** 5807

**For Sale/For Rent:** Sale

**Type (Apartment, villa, etc):** Villa / House

**Region:** Piemonte

**Province:** Asti

**Municipality:** Incisa Scapaccino

**Zone:** Regione Collina

**Price:** € 169.000

**Total sqm:** 180 square meters

**Bedrooms:** 3

**Bathrooms:** 1

**Rooms:** 5

**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

**Garden:** Private, 4.500 square meters

**Kitchen:** At sight

**Box:** Single

## Features

TV antenna: Autonomous

Closet

Cellar

Fireplace

Electrical system: Up to code

Shower

Blinds

Terrain type: Flat

Additional positions: In the countryside

Acces

View

Water: Municipal

Sewerage: Imhoff septic

Gas: GPL

Roof

Light

External area

Parkingspace

Garage

Flooring

Distance to hospital

Water bath

Terrain: 4500 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

**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

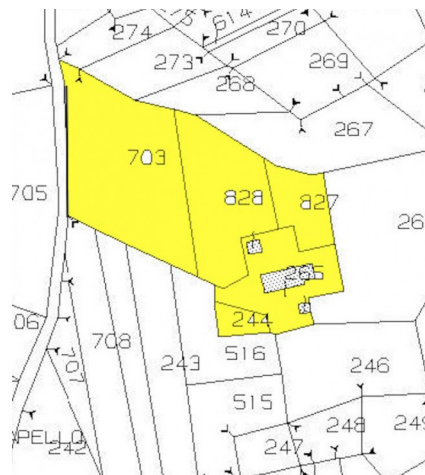
**Immobiliare IPI**

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

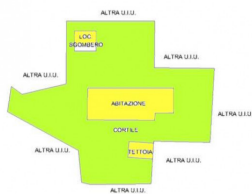
info@immobiliareipi.it - <https://www.immobiliareipi.it>

V.A.T. 01083550093

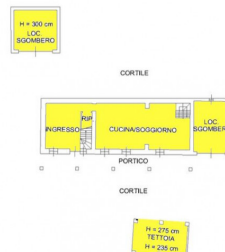




PIANTA PIANO TERRA



PIANTA PIANO TERRA  
H = 250 cm



PIANTA PIANO PRIMO  
H = 255 cm



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