

## Country House (rustic) for Sale to Vaglio Serra Zone: La Serra



**350 square meters | Bathrooms: 1 | Bedrooms: 6 | Rooms: 11**

In the heart of Monferrato, an area dedicated to wine production, among green hills and fine cellars, for sale a semi-detached house on 2 levels with double access, another storage building and land of approximately 3000 m<sup>2</sup>. The property is easily accessible as it is on the provincial road in a residential context, but enjoys good privacy as the land develops entirely on the internal side and slopes down onto the vineyard hills with south-east exposure. There is also a beautiful pergola in front of the house .

The property consists of a residential house which is currently semi-detached but which could become completely independent if a piece of ruins (included in the sale) that borders the neighboring house were demolished: the property includes a 1960s-70s brick warehouse which could become a space serving a possible future swimming pool.

Upon entering the house we immediately find the kitchen with dining area, a lounge, a bedroom and a bathroom accessible both from the kitchen and directly from the outside. Another large room used as a warehouse/laboratory.

On the upper floor we find two large rooms on the right side of the staircase and three other passages on the left side. However, entering through the second access door on the ground floor, we enter a former stable room and a further kitchen. Above this part, a large unfinished room located above the garage and an attic room.

Structurally solid, with a recent roof partly in concrete and partly in wooden slats.

60s finishes with terrazzo floors and single-glazed wooden windows.

Heating via LPG, municipal sewerage and electricity.

After an internal renovation it could become a beautiful semi-detached house or BB business, considering the possibility of demolishing the last building (to be completely renovated) which would separate it from the neighbour.

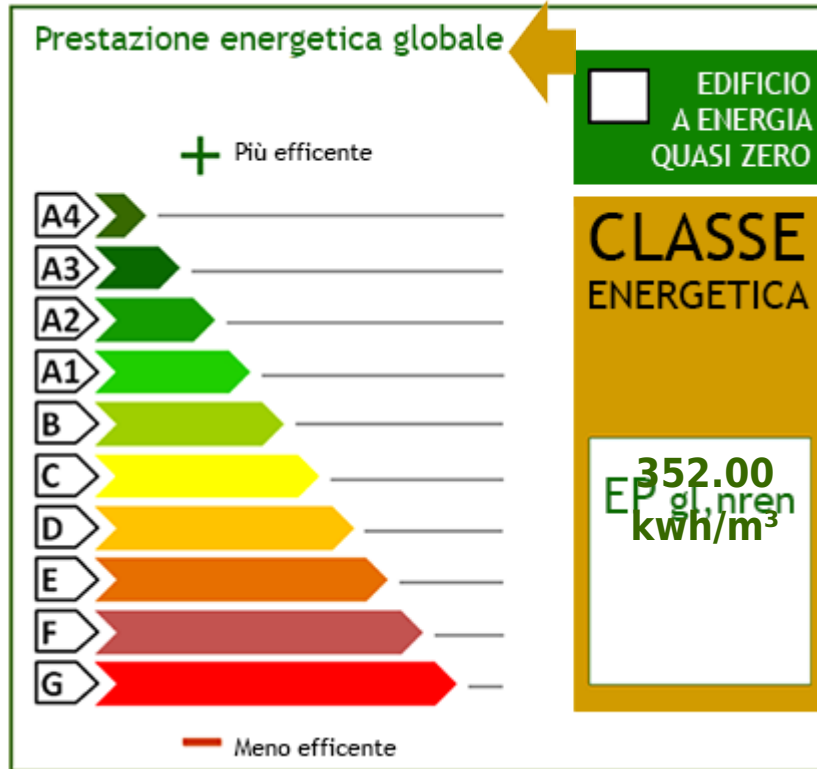
Nice flat land of 3132 m<sup>2</sup>

## Property details

<b>Reference code:</b> 5840	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Country House (rustic)	<b>Region:</b> Piemonte
<b>Province:</b> Asti	<b>Municipality:</b> Vaglio Serra
<b>Zone:</b> La Serra	<b>Price:</b> € 120.000 negotiable
<b>Total sqm:</b> 350 square meters	<b>Bedrooms:</b> 6
<b>Bathrooms:</b> 1	<b>Rooms:</b> 11
<b>State of conservation:</b> To be restructured	<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> 1930
<b>Current condition:</b> Empty at time of deed	<b>Available:</b> Yes
<b>Garden:</b> Private, 3.132 square meters	<b>Distance to sea:</b> 40 meters
<b>Kitchen:</b> Habitable	<b>Box:</b> Shed

## Features

Terrace	Closet	Cellar
Fireplace	Wooden frames	Blinds
Terrain type: Flat	Additional positions: In the countryside	Acces
View	Water: Municipal	Sewerage: Communal
Vegetable garden	Gas: GPL	Roof
Light	Suitable for two families	External area
Parkingspace	Garage	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 3132 m <sup>2</sup>		







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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