

## Farmhouse / Estate for Sale to Roccaverano



### 350 square meters | Bathrooms: 1 | Bedrooms: 3 | Rooms: 8

In the beautiful setting of the Asti Langhe, in the heart of the Robiola hills, we propose this beautiful property in Roccaverano composed of two buildings in the context of a characteristic hamlet.

-- The first building is a beautiful rustic building stacked as a warehouse (former stable with hayloft above). The structure is in Langa stone, on 2 floors and measures approximately 120 square metres per floor.

The structure is in good order and with concrete slabs and a height of well over 2 m 70 for possible future conversion into living quarters. The barn has wonderful arches that if taken up could give the structure great charm and authenticity. Perfect roof.

-- The living part, below the warehouse building, consists of ground floor with courtyard, kitchen, living room and staircase to the upper floor. Still on the ground floor, going out into the courtyard, there is a storage room and a further room with a double cellar with water collection tank.

On the upper floor, on the other hand, we have three rooms, one of which is a pass-through room that could be converted into a corridor + bathroom in order to have a toilet inside the house as it is currently located in a small building in the courtyard.

Also in this building as in the previous one the roof is perfect, redone ten years ago. The installations date back to the 1960s. Wooden slabs, communal water, electricity, sewer which drains into the pit which in turn drains into the communal sewer.

### Certifications

#### Energy Label:

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## Property details

<b>Reference code:</b> 5847	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Farmhouse / Estate	<b>Region:</b> Piemonte
<b>Province:</b> Asti	<b>Municipality:</b> Roccaverano
<b>Price:</b> € 130.000 negotiable	<b>Total sqm:</b> 350 square meters
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 1
<b>Rooms:</b> 8	<b>Central heating:</b> Self regulating
<b>Building age:</b> 1900	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Garden:</b> Private, 500 square meters
<b>Distance to sea:</b> 60.000 meters	<b>Kitchen:</b> Habitable

## Features

Cellar: 30 m <sup>2</sup>	Wooden frames	Terrain type: Flat
Cellar: 30 m <sup>2</sup>	Water: Municipal	Wooden frames
Sewerage: Communal	Terrain type: Flat	Well
Water: Municipal	Roof	External area
Sewerage: Communal	Garage	Well
Distance to sea	Roof	Water bath
External area	Terrain: 500 m <sup>2</sup>	Garage
Distance to sea	Water bath	Terrain: 500 m <sup>2</sup>

## Nearby

Sport complexes	Tenniscourt	Cycle paths	Playgrounds
Kindergarden	Elementary school	Bar	Sport complexes
Postal offices	Tenniscourt	Municipal offices	Cycle paths
Playgrounds	Kindergarden	Elementary school	Bar
Postal offices	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**

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