

## Country House (rustic) for Sale to Pareto



### **230 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5**

Pareto, in the countryside, 35 minutes from the sea but a few steps from Monferrato and the Ligurian Langhe, property for sale consisting of an old rural house with stable and barn, with some modernization work to be done, and approximately 27 hectares of land. On the edge of the village of Mioglia we find the farmhouse entirely made of stone, L-shaped, with a large residential part with porch, stable and barn and another warehouse building.

The roof of the main building is in good condition, having been done about ten years ago, while the smaller one has always been maintained.

House with ground floor entrance onto kitchen with wood oven and brick vaults, central staircase and on the other side unfinished room; on the first floor there is a bedroom with stoneware floors, wooden window frames and single glass (even though the new window frames are already present and just need to be fitted), and another room connected to the barn.

The barn is in turn connected to a very large room and to an attic that can also be reached from the outside.

Still on the ground floor there is a very spacious garage, cellar and stone warehouse, for a total of approximately 177 m<sup>2</sup>

Municipal water, electricity plus 2 wells, one collection and 1 spring, in this structure there is no bathroom and therefore no septic tank. Beautiful land around house next door for a total of 269,630

The property can also be sold together with other neighboring properties, see code 5874

Unique opportunity

## Property details

<b>Reference code:</b> 5875	<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> Pareto
<b>Price:</b> € 95.000 negotiable	<b>Total sqm:</b> 230 square meters
<b>Bedrooms:</b> 2	<b>Bathrooms:</b> 1
<b>Rooms:</b> 5	<b>State of conservation:</b> Good
<b>Floor type:</b> On two levels	<b>Central heating:</b> Self regulating
<b>Parking space:</b> Covered	<b>Building age:</b> 1900
<b>Current condition:</b> Empty at time of deed	<b>Available:</b> Yes
<b>Garden:</b> Private, 269.630 square meters	<b>Kitchen:</b> Habitable
<b>Box:</b> Quadruple	

## Features

Terrace	Closet	Cellar
Fireplace	Shower	Wooden frames
Aluminium frames	Blinds	Blinds
Terrain type: Flat	Additional positions: In the countryside	Acces
View	Water: Municipal	Sewerage: Imhoff septic
Vegetable garden	Gas: Not specified	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: 269630 m <sup>2</sup>
ideal for horses		

## Nearby

Sport complexes	Playgrounds	Public transport	Bar
Postal offices	Municipal offices		















