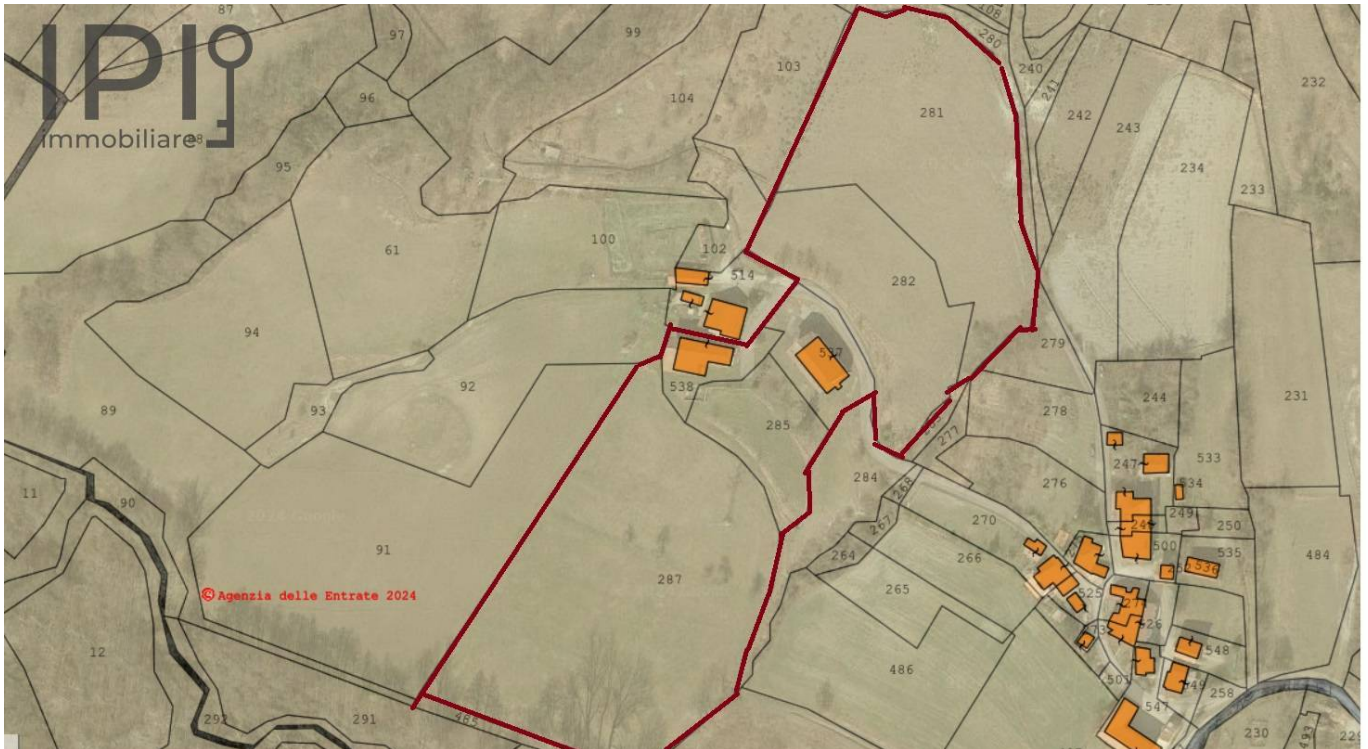


## Mansion / Manor House for Sale to Pareto



### 630 square meters | Bathrooms: 2 | Bedrooms: 7 | Rooms: 14

Pareto, in the countryside, 35 minutes from the sea but a few steps from Monferrato and the Ligurian Langhe, large complex for sale, consisting of two properties, including a recently built house on two levels with a huge warehouse on the ground floor and an apartment, never inhabited, on the first floor and again, a few meters away, a further house consisting of a small apartment on the first floor, large stable with hayloft to the side, all including almost 4 hectares of land (if desired, more can be purchased separately not far away)

The first property is located on the edge of a hamlet and close to the next.

Between the two there is a spring water well and in total, around there 36,790 square meters of land in a single body.

The larger house is on two levels for a total of approximately 450 m<sup>2</sup>, with a 200 m<sup>2</sup> garage on the ground floor, with 4 entrances and a boiler room, also accessible from the outside, which could become a tavern.

On the upper floor, via a marble staircase, the habitable apartment with finishes dating back to the 80s (construction period) with corridor, kitchenette with dining area, living room with balcony, 5 rooms, a large windowed pantry, bathroom with bathtub and shower from the 90s, ceramic tiles, first type double glazed aluminum window frames, heating system but without boiler, while electricity and water are municipal, septic tank.

The property has never been inhabited and is structurally very sound, with reinforced concrete finishes and roof. Still under the roof already with rough and usable system pipes.

About 50 meters away another property consisting of an apartment on the first floor, of about 90 square meters with wood boiler heating, 1 grit floors and double-glazed aluminum frames, first type; kitchen, 2 rooms and bathroom with 90s finishes with shower.

On the other side, still on the first floor, we find a large barn underneath which there is a garage, a stable with three horse boxes and a boiler room (wood-fired reverse fire).

All around flat land in a single body.  
Ideal for a widespread hotel or B&B or any type of agricultural activity.

Properties can also be sold separately, see codes 5875-5876-5877

Unique opportunity

## Property details

<b>Reference code:</b> 5878	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Mansion / Manor House	<b>Region:</b> Piemonte
<b>Province:</b> Alessandria	<b>Municipality:</b> Pareto
<b>Price:</b> € 250.000 negotiable	<b>Total sqm:</b> 630 square meters
<b>Bedrooms:</b> 7	<b>Bathrooms:</b> 2
<b>Rooms:</b> 14	<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> 1950
<b>Available:</b> Yes	<b>Garden:</b> Private, 36.790 square meters
<b>Kitchen:</b> Habitable	<b>Box:</b> Quadruple

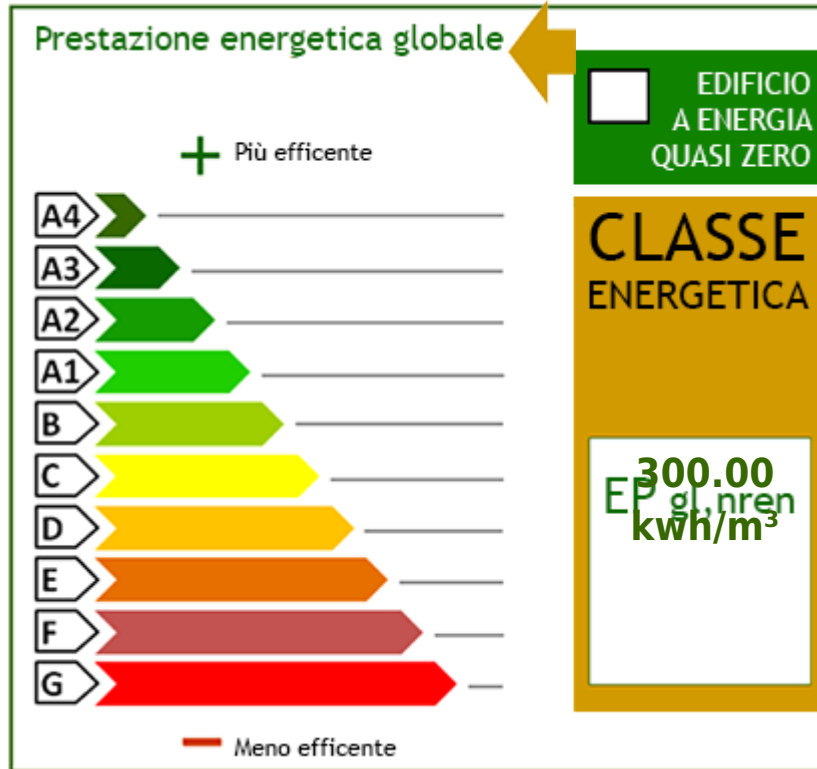
## Features

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		







Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

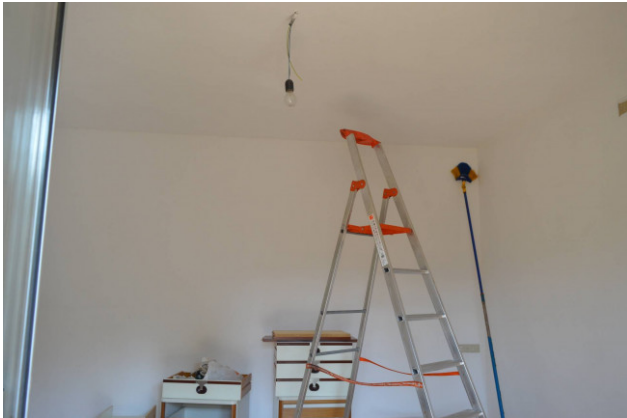
**Immobiliare IPI**

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

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V.A.T. 01083550093





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**Immobiliare IPI**

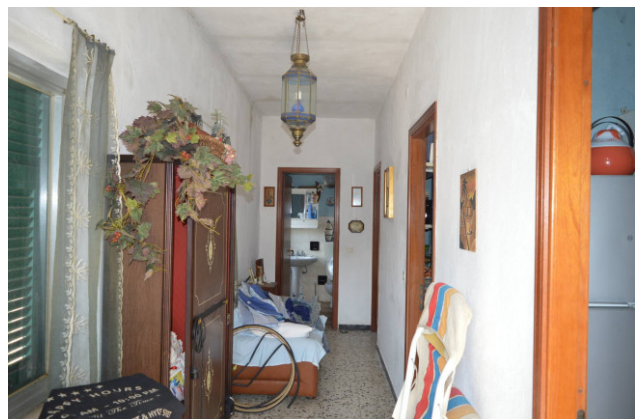
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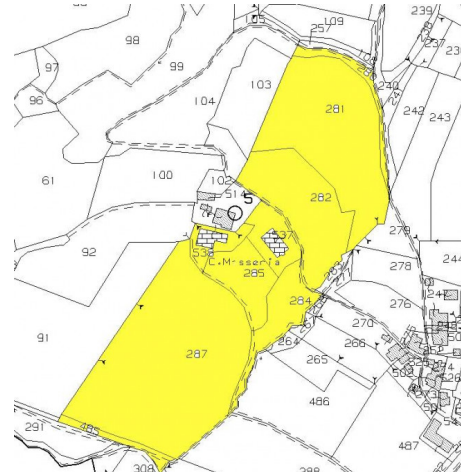
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