

## Villa / House for Sale to Bistagno



### **230 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10**

Alto Monferrato, Bistagno, D.O.C. production area of Moscato, Bracchetto, Barbera wines, less than 10 minutes from the spa town of Acqui Terme and 20 minutes from Nizza Monferrato, capital of the great wines of Asti, in a mid-hill area with beautiful views we propose an interesting housing solution suitable both as a first home and as a holiday home. The property consists of 13,050 square metres of hilly but gentle land, it is in a country area but 5 minutes from the centre of the village where all services can be found. It is reached by an asphalt road that borders the property which is fenced all around the buildings. Access is by a gate that leads into the courtyard where we find two buildings.

The first consists of a house on 2 floors with on the ground floor an entrance hall, living room, large lounge, kitchen and 2 service rooms, one of which has a sink and toilet. Also on the ground floor for use as a garage or for other purposes are two large rooms, one measuring 29 sq m and one measuring 27 sq m.

On the first floor, accessible by an internal staircase, a bathroom and three bedrooms.

The second building consists of a room for warehouse or storage of 57 sqm.

All the buildings are in good condition both structurally and internally. The house has ceramic tile floors, single-glazed wooden window frames. Independent heating with radiators fed by a wood boiler. Drains into septic tank.

The land is very gentle all grassy and very attractive.

Property full of appeal, really beautiful, excellent opportunity.

Translated with DeepL.com (free version)

## Certifications

Energy Label:

## Property details

<b>Reference code:</b> 5914	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Villa / House	<b>Region:</b> Piemonte
<b>Province:</b> Alessandria	<b>Municipality:</b> Bistagno
<b>Price:</b> € 170.000	<b>Total sqm:</b> 230 square meters
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2
<b>Rooms:</b> 10	<b>State of conservation:</b> Good
<b>Floor type:</b> 2	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Garden:</b> Private, 13.000 square meters
<b>Distance to sea:</b> 45 meters	<b>Kitchen:</b> Habitable
<b>Box:</b> Double, 50 square meters	

## Features

Closet	Cellar	Fireplace
Electrical system: Up to code	Shower	Wooden frames
Blinds	Terrain type: Hilly	Additional positions: In the countryside
Acces	View	Water: Municipal
Sewerage: Cesspool	Vegetable garden	Well
Roof	Light	External area
Parkingspace	Garage	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Water bath	Terrain: 13000 m <sup>2</sup>	ideal for horses

## 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			



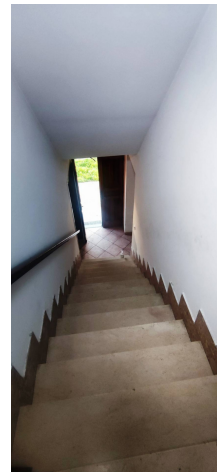
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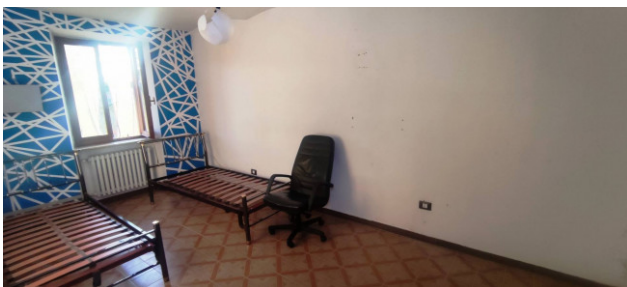
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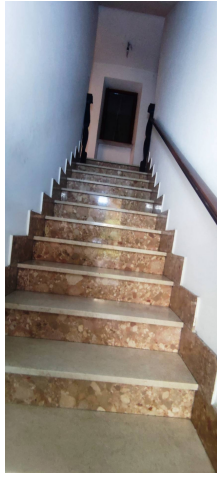
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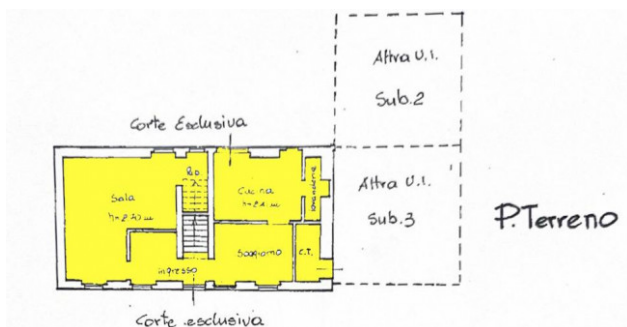
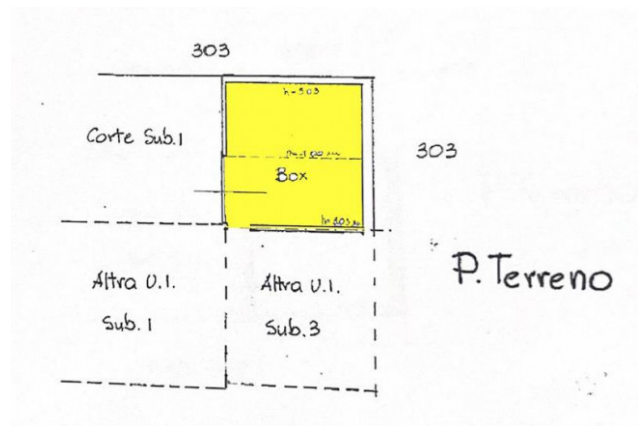
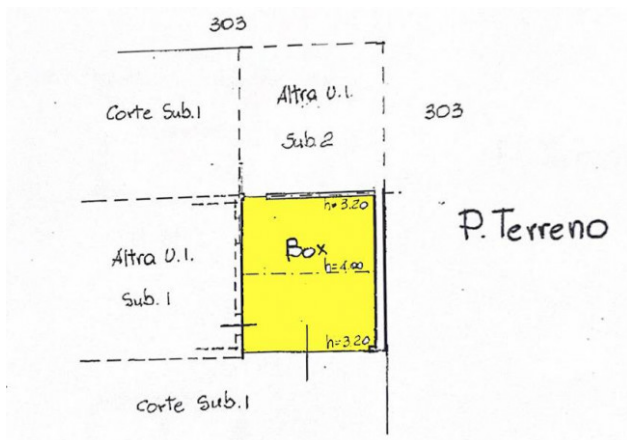
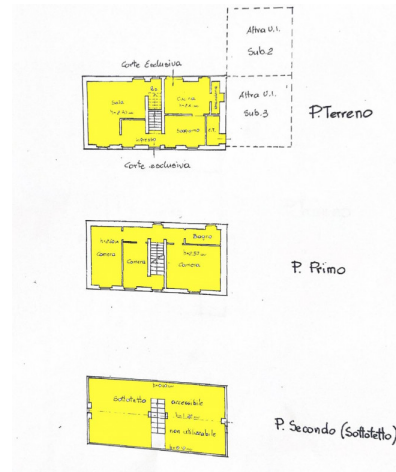
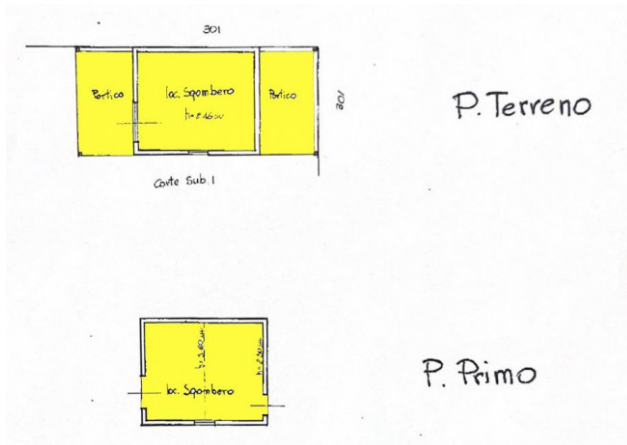
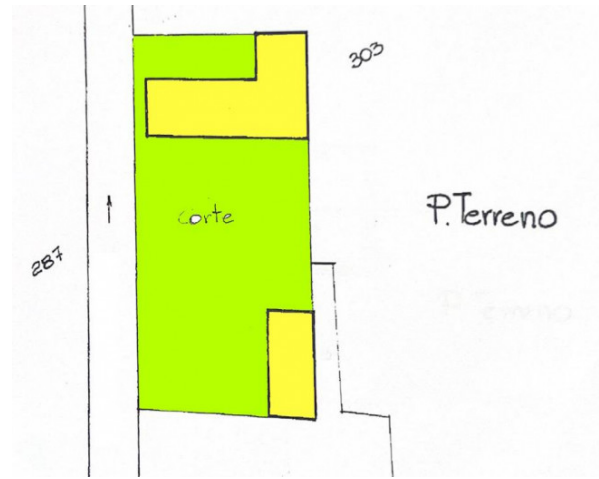


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