

## Farmhouse / Estate for Sale to San Giorgio Scarampi



### **350 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 17**

Langhe astigiane, San Giorgio Scarampi, let yourself be fascinated by this original property with an antique flavour surrounded by more than 12,000 sqm of land.

In a convenient position, easily accessible but at the same time with great privacy, this country house lends itself both to being used as a second home and to becoming a B&B or other receptive activity.

The property consists of 2 separate buildings, one large, L-shaped building on 2 levels and another, smaller building for storage/clearing.

The main building, as we said, is on 2 levels. On the ground floor we find a main entrance with hallway and staircase to access the upper floor.

On the right side a room leading to the bathroom of the living area.

On the left side is the kitchen (with exit to the large porch/terrace at the rear of the house where we can eat outdoors) and a beautiful living room. On the upper floor of the living area, on the other hand, we have a bathroom with shower, 3 bedrooms and a further pass-through bedroom/study.

From one of the rooms there is also access to the beautiful barn which could become, with the appropriate interventions, a separate living unit.

On the ground floor of the building a series of storage rooms, garages, storerooms and a woodshed complete the compendium for a total surface area of over 350 sqm.

The finishes in general are original with marble/granite floors, wooden windows partly double glazed, partly single glazed, installations from the 60s/70s. Heating with wood-burning stoves. Communal water, communal sewage. New roof.

Absolutely charming property in terms of type and location, typical area of great Piedmontese wines, a few km from the spa town of Acqui Terme and 60 minutes from the coast of the Ligurian Sea. shortly

Translated with DeepL.com (free version)

## Property details

<b>Reference code:</b> 5930	<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> San Giorgio Scarampi
<b>Price:</b> € 290.000 negotiable	<b>Total sqm:</b> 350 square meters
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2
<b>Rooms:</b> 17	<b>State of conservation:</b> Good
<b>Floor type:</b> On two levels	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Building age:</b> 1930
<b>Current condition:</b> Empty at time of deed	<b>Available:</b> Yes
<b>Balconies:</b> Present, 5 square meters	<b>Terrace:</b> Present, 40 square meters
<b>Garden:</b> Private, 12.170 square meters	<b>Distance to sea:</b> 60 meters
<b>Kitchen:</b> Habitable	<b>Box:</b> Single, 20 square meters

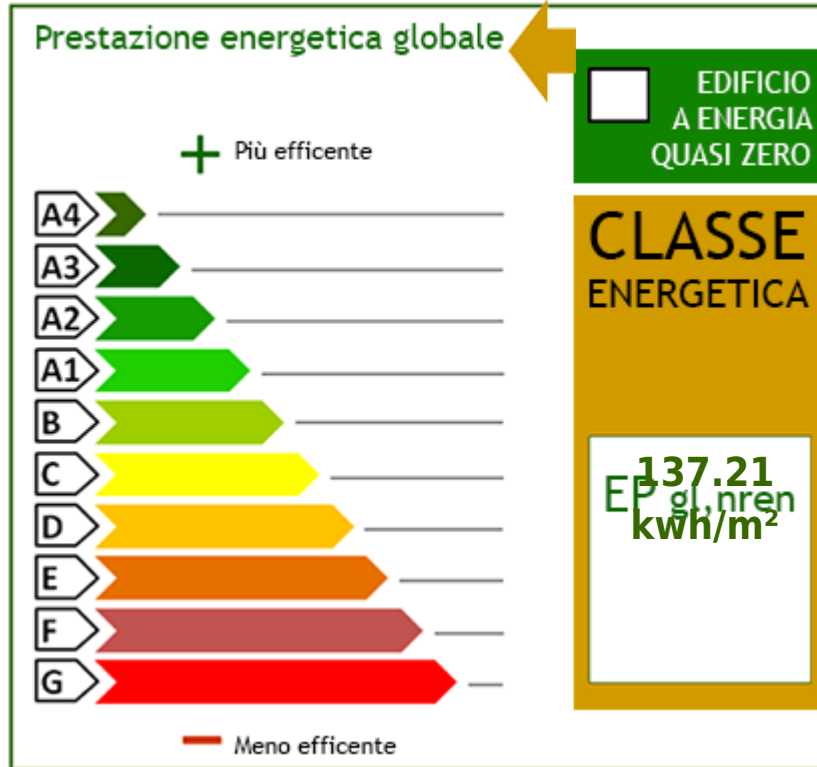
## Features

Terrace: 40 m <sup>2</sup>	TV antenna: Autonomous	Closet
Cellar	Fireplace	Shower
Wooden frames	Blinds	Terrain type: Flat
Additional positions: In the countryside	Acces	View
Water: Municipal	Sewerage: Communal	Vegetable garden
Roof	Light	Suitable for two families
External area	Parkingspace	Garage
Flooring	Distance to sea	Distance to ski resorts
Distance to hospital	Water bath	Terrain: 12170 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			







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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