

Country House (rustic) for Sale to Cassinasco



350 square meters | Bedrooms: 2 | Rooms: 10

Cassinasco, in the enchantment of the Asti Langhe hills, in the middle of an area that has preserved all the traits of the originality of peasant lands with vineyards and hazelnut groves, we propose a wonderful opportunity for the recovery of two traditional stone buildings with extraordinary charm. The houses are located on the edge of a very small hamlet in the middle of a hill with a beautiful view of the whole area below and are separated from each other by the small road that gives access to the hamlet. They are sold jointly and are both completely independent on all four sides, built of local stone and solid brick in accordance with the building tradition of the area. From a cadastral point of view, one is classified as residential, while the other is regularly registered as a warehouse and clearing house with the possibility of requesting conversion into a residential house to the competent municipal authorities.

The land being sold is united with the buildings and measures 34,300 square metres, it is hilly and agricultural.

Building A, already catastatically inhabited, is a structurally very solid and beautiful construction with the roof recently redone. Overall without the attic it has a surface area of approximately 190 sqm. It consists of 2 floors and an attic. It is served by electric light and communal waterworks.

Ground floor with kitchen, living room, staircase to the upper floor, another former stable room which can be connected to the living room and converted into further living space.

First floor with stairwell with two bedrooms and large full-height former barn room also convertible into living space. Still above a beautiful attic.

The internal conditions are of the period and therefore restoration work is needed to bring it up to date with the changing needs of the

time. The floors are in decorated cement tiles, the doors and windows in plain glass wood, the water and light systems need updating.

Building B cadastrally warehouses and storerooms, predominantly solid brick construction on two floors with a total surface area of 200 sq m. On the ground floor there are former stables and storerooms and on the first floor there is a single large room open to the front like a portico. The whole could possibly be converted into living quarters with the favourable opinion of the municipal technical office.

On the land there are the remains of a rustic stone building, which however does not appear in the land register. Should it be of interest, the possibility of its inclusion and recovery could be verified with the competent municipal bodies.

For both buildings, a purely indicative project idea is attached to give an idea of how the buildings could be transformed. Obviously, the transformation would have to be duly authorised by the municipal bodies upon presentation of a project by a technician. The purpose is to propose a project idea that could be useful to any interested parties, but only and exclusively at an indicative level.

Obviously those who purchase the property will be free, according to their taste and needs, to present their own renovation projects.

Certifications

Energy Label:
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Property details

Reference code: 5943	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Country House (rustic)	Region: Piemonte
Province: Asti	Municipality: Cassinasco
Price: € 165.000 negotiable	Total sqm: 350 square meters
Bedrooms: 2	Rooms: 10
State of conservation: To be restructured	Central heating: Self regulating
Current condition: Empty at time of deed	Available: Yes
Balconies: Present	Garden: Private, 34.000 square meters
Distance to sea: 60 meters	Kitchen: Habitable
Box: Double	

Features

Terrace	Closet	Cellar
Wooden frames	Blinds	Terrain type: Hilly
Additional positions: In the countryside	Acces	View
Water: Municipal	Sewerage: Cesspool	Vegetable garden
Well	Roof	Light
Suitable for two families	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Terrain: 34000 m ²

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

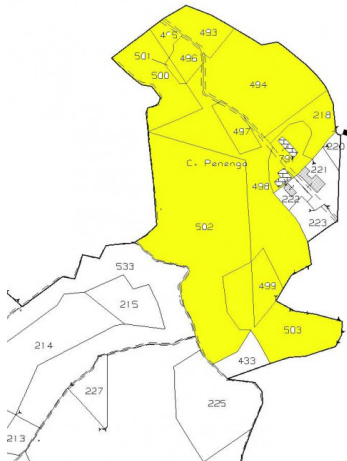
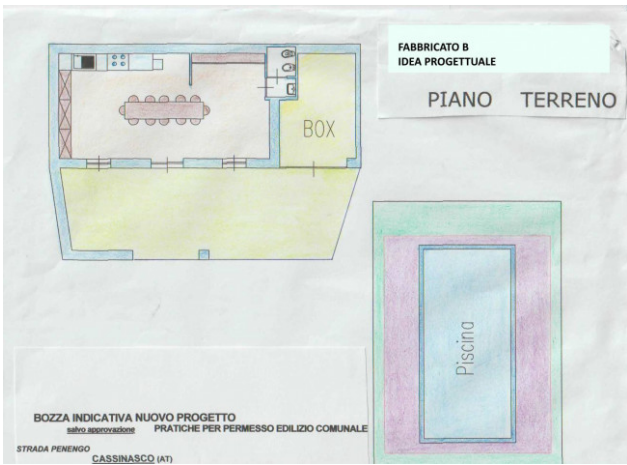
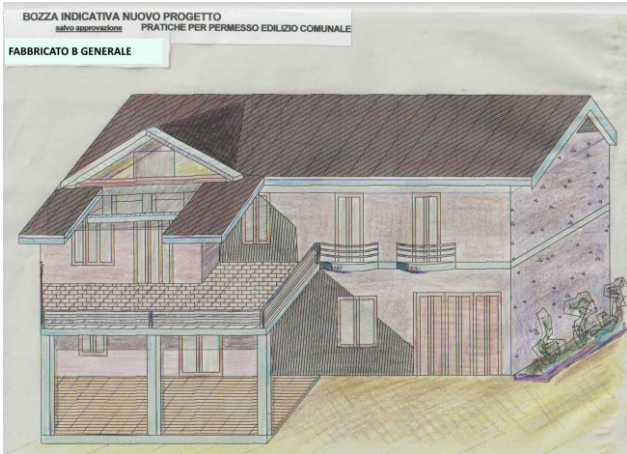
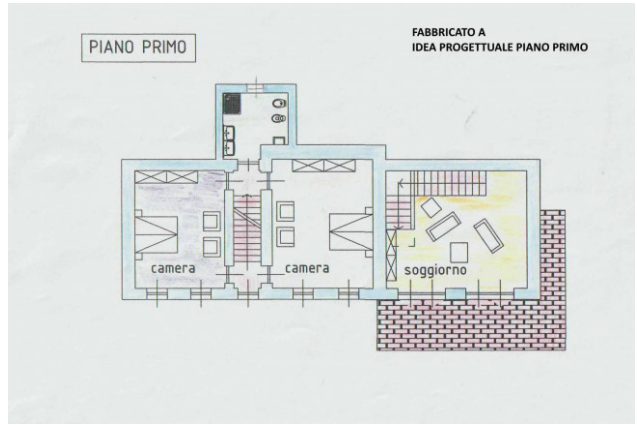
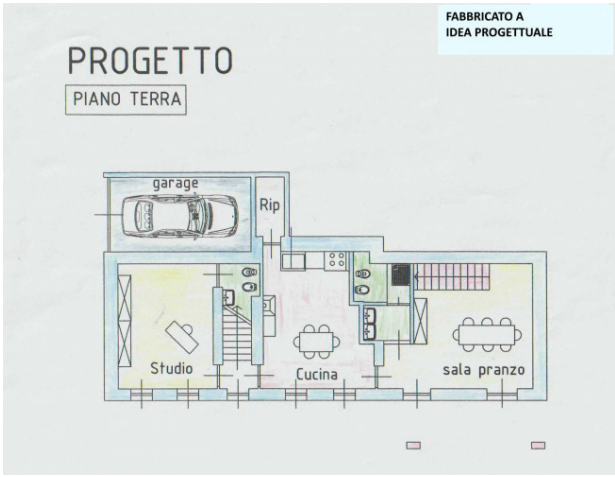




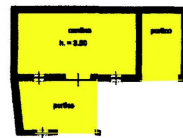








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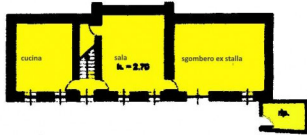
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Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

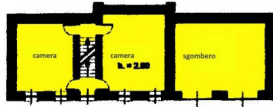
info@immobiliareipi.it - <https://www.immobiliareipi.it>

V.A.T. 01083550093

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