



Rif: VNC003

Country House with Land in the Heart of Monferrato

Euro 118000



Vinchio

Located in the heart of a charming village in the **Astigiano Monferrato**, this property enjoys a beautiful panoramic position overlooking the area around **Vaglio Serra**, surrounded by the typical landscape of the Piedmontese hills, with vineyards, fields and picturesque villages.

The property is situated in a particularly attractive area of Monferrato, near **Vinchio**, a village renowned for its long-standing winemaking tradition and beautiful rolling hills. It is an ideal setting for those looking to live close to nature, away from the hustle and bustle of the city, while still being within easy reach of the main towns and services in the area.

The house retains several traditional architectural features, including a **characteristic stone staircase** that recalls its original charm. The property is arranged over several levels and requires modernisation, while offering generous spaces and excellent potential for customisation.

Ground Floor

- eat-in kitchen;
- covered portico;
- two bedrooms;
- three large storage rooms.

First Floor

- three bright bedrooms;
- hallway;
- bathroom;
- large open terrace;
- spacious attic with exposed roof structure, offering interesting potential for conversion according to individual needs.

Basement

- traditional **Piedmontese wine cellar**, a particularly appealing feature given the property's location in an area with a long-established winemaking tradition.

The property is completed by approximately **19,910 m² of agricultural land**, providing plenty of space and privacy and making this an ideal choice for those wishing to enjoy a substantial amount of land surrounding their home.

This property represents an interesting opportunity for anyone looking for a **country house in Monferrato**, with generous living spaces, extensive land and a panoramic setting, in an area where agricultural and winemaking traditions blend with the beauty of the rolling countryside.

A property to renovate and reinterpret, ideal as a **private residence, country home or hospitality project**, in the beautiful area between **Vinchio and Vaglio Serra**.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Camere:	5
Bagni:	2
Posizione:	In borgata
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	284
Classe Energetica:	f 219,94 kWh/mq anno
Tipo Di Riscaldamento:	Senza riscaldamento
Altre Caratteristiche:	Box auto, Cantina, Balconi, Terrazzo, Cortile
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	19.910
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
Locali:	10
Numero Di Piani:	2

