


Rif: CTD001

18th-Century Historic Country House in the Heart of the Monferrato Hills with Large Courtyard and Garden

Euro 485000



Cortandone

Nestled in the enchanting hills of Monferrato, this prestigious 18th-century Piedmontese farmhouse (approximately 450 m²), thoughtfully arranged in a “U” shape, embraces a spacious inner courtyard with garden, accessible through an elegant double driveway and pedestrian entrance.

Main House

Ground Floor – Courtyard/Garden Side

The entrance leads to a harmonious hallway that opens to the living room, a kitchen with island – elegant, fully equipped, and included in the price – and a practical pantry. A large, bright living room with garden views precedes a hallway with a half-bath and service bathroom. Completing this floor is a charming cellar/tavern, equipped with an additional kitchen, also included.

Ground Floor – Rear Courtyard Side

A veranda, wood storage, w.c., boiler room, technical room for the heating system, and a generous storage area for machinery and agricultural equipment provide functionality and convenience for the outdoor spaces.

First Floor

The upper level hosts three well-proportioned bedrooms and three bathrooms. The characteristic open barn, with its three exposed brick arches, adds authentic charm to the property. Two terraces and a balcony complete the floor, offering a rare panoramic view of the surrounding landscape.

Dépendance

On the right side of the main building stands a refined, modern, and functional dépendance (currently used as a workshop), composed of three rooms, three bathrooms, and a storage room. Ideal as guest accommodation, a professional studio, or an extension of the main house.

Rustic Building

In front of the main house is a picturesque independent rustic building, with a portico on the ground floor and a barn on the first floor: a structure full of charm and potential.

Land

The estate includes 27,320 m² of contiguous land, currently maintained as meadow, providing privacy, openness, and an authentic natural context.

Location

The property enjoys a strategic and private location:

- 1.5 km from the center of Cortandone (AT)
- 13 km from the Asti Ovest exit on the Torino–Piacenza motorway
- 12 km from Golf Feudo di Asti
- 37 km from Alba
- 45 km from Turin

Potential Uses

Ideal as an elegant private residence — also suitable for two families — the property is also perfect for hospitality and cultural activities: agritourism, B&B, charming farm, educational farm, or riding school.

Features and Facilities

- Solar panels for hot water
- Certified systems
- Home automation electrical system
- Underfloor and wall heating
- Dual heating system (methane gas and wood)
- Double-glazed windows
- Alarm system
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Well with underground cistern for water collection

- Central vacuum system
- 6.5 kW photovoltaic system with 5 kW storage battery

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	4
Bagni:	6
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, Gas
Superficie Totale Mq:	450
Classe Energetica:	120.31 kWh/mq anno
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Portico, Box auto multiplo, Posto auto, Balconi, Cortile, Piscina, Caminetto, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	27.300
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
Locali:	20
Numero Di Piani:	2

