

**Rif: MSO001**

Semi-Detached Farmhouse with About 1 Hectare of Land

Euro 250000**Masio**

In a quiet and green area of the municipality of Masio, this large renovated Piedmontese farmhouse stands on a fully fenced hectare of land. From the first glance, the building showcases the authentic charm of rural Monferrato homes, with exposed brick walls, white shutters, and the bright, sun-facing rooms typical of the region.

The first residential unit welcomes with spacious and well-maintained rooms: on the ground floor, a large and convivial kitchen leads to a double living room divided into dining and lounge areas, while a dry and practical tavern connects directly to the garage, adding great convenience. Architectural details, such as the beautiful sand-colored brick vaults, have been restored to their original beauty, creating a warm and inviting atmosphere. A Luserna stone staircase leads to the upper floor, where the sleeping area opens with a generous bathroom featuring both a bathtub and shower, followed by the master bedroom and a second bedroom, both overlooking the peaceful countryside.

The old barn, once the operational heart of the farmhouse, has been transformed into a completely independent second residence. Located on the first floor, the apartment offers a bright living room with direct access to the balcony, a cozy kitchen, a laundry room, a bathroom, and a double bedroom. Both apartments have independent systems and LPG heating, ensuring comfort and autonomy.

Outside, the large surrounding land allows for full contact with nature and offers the possibility of installing a private swimming pool. In front of the house, there is an additional garage and a well, ideal for irrigating the garden and keeping the greenery lush throughout the year.

Completing the picture, the village of Masio adds a special charm. Nestled along the Tanaro River and dominated by its medieval tower, the village represents one of the most picturesque spots in the Monferrato Alessandrino. Tranquility, nature, and history intertwine to create an ideal environment for those wishing to live away from the hustle and bustle, while remaining close to the main centers in the area.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	3
Bagni:	3
Posizione:	Isolato

Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Nord
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	398 mq
Superficie Abitabile Mq:	330
Classe Energetica:	F 236.54 kWh/m² anno
Tipo Di Riscaldamento:	Riscaldamento autonomo
Altre Caratteristiche:	Box auto, Posto auto, Cantina, Solaio, Balconi, Cortile, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	10030
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud
Locali:	13
Numero Di Piani:	2

