

**Rif: MVI012**

Country House with Land

Euro 295000**Mondovì**

The location, private and quiet, is apt to give rise to feelings of calm and serenity.

Leaving the low-traffic asphalt road winding through the green hills one turns onto a small road which leads to a group of three buildings.

The entire property is enclosed by a gentle hill slope which harbors two spring water wells. The landed property extends over approximately 2 hectares in a single plot and is contained by the road and a creek.

The ancient stones of the house walls seem intent on telling the stories that they have witnessed.

The stones of the walls seem bent on telling the stories they must have witnessed. Stories of prayers and spiritual exertions from times when nuns inhabited the convent. In more recent times stories of adolescents from disadvantaged backgrounds who have recovered their capacity and will to play and live thanks to therapies based on play, music and creative endeavors in general.

On a meadow in the grounds a megalithic site has been recreated where sunrays mark the succession of seasons and instill a particular energy.

The most ancient and majestic building, the former convent, is in need of restoration while offering sound structural conditions and noteworthy architectural features such as vaulted ceilings, *cotto* tile floors and fireplaces, all well preserved despite the passage of centuries. On its ground floor the house contains cellar and stables while the two upper floors contain kitchens and rooms varying in size. Above the stable there is a spacious hayloft.

The two remaining houses are the ones which are inhabited at present.

We rely on the photographs to better illustrate the rooms, their arrangement and use and the potential contained in the over 900 square meters of floorspace provided by the property which is equally suitable for a private residence as it is for a hospitality business.

The locality is set in a private and undisturbed position with easy access from the motorway (4 miles/6 kilometers). The same distance separates the property from the towns of Vicoforte and Mondovì, home to a wide variety of shops and services, a railway station and schools of all grades up to and including

university level.

The ski slopes of the Maritime Alps are just 25 kms away, the beaches of the Italian Riviera 60 kms.

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	4
Bagni:	4
Altitudine:	434 m s.l.m.
Posizione:	Isolato
Indipendenza Sui Lati:	Su 3 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud-est
Grado Di Luminosità:	Normale
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	542
Superficie Abitabile Mq:	255
Classe Energetica:	G 279, 68kWh/mqaa
Tipo Di Riscaldamento:	Con riscaldamento
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Portico, Tavernetta, Terrazzo, Cortile, Pozzo
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	20000
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud-est
Autostrada:	6 km
Primo Centro Abitato:	7 km
Mare:	64 km
Aeroporto:	114 km
Piste Sci:	24 km
Numero Stanze:	8
Numero Di Piani:	2

