Rif: AGT001

Piedmont farmhouse with garden and panoramic views in Agliano Terme – Monferrato

Euro 149000

Agliano Terme

In the heart of the **UNESCO-listed Monferrato hills**, we offer for sale a charming **Piedmont farmhouse with private garden and panoramic views**, located in the village of **Agliano Terme**, well known for its vineyards, **Barbera d´Asti wine**, and its relaxed countryside lifestyle.

The property enjoys a **peaceful hillside position**, perfect for those looking for a **country house in Piedmont**, surrounded by nature yet close to services and the picturesque towns of the Langhe and Monferrato areas.

The farmhouse preserves the **authentic character of traditional Piedmont architecture**, with well-proportioned and comfortable living spaces.

Layout

On the **ground floor**:

- living room
- kitchen
- small bathroom
- one bedroom
- large bright **living and dining room overlooking the garden**

A staircase from the main entrance leads to the upper floors.

On the **first floor**:

- **three spacious bedrooms**
- **two bathrooms**
- the **former hayloft**, now an airy space with a **mezzanine and large windows**, adding character and natural light.

In the **basement** there is a traditional **brick-vaulted wine cellar**, ideal for storing wine and local products.

Outside, the property offers a **private garden**, easy to maintain and perfect for outdoor dining and relaxation.

This is a **balanced and versatile property**, suitable as a **primary residence, second home in Piedmont, holiday home, or investment property**.

About Agliano Terme

Agliano Terme is a charming village in the **Asti Monferrato wine region**, internationally appreciated for its **vineyards, wineries and UNESCO landscapes**. The location is perfect for enjoying **wine tourism, gastronomy and nature**, with easy access to **Asti, Alba, Nizza Monferrato and the Langhe** .

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	3
Bagni:	3
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosita:	Molto luminoso
Grado Di Silenziosita:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	67
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Posto auto, Cantina, Giardino
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	3.630
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato

Orientamento Terreno:	Sud
Locali:	10
Numero Di Piani:	2