


Rif: AST009

Farmhouse in Monferrato for sale

Euro 1500000


Strategically located in UNESCO area among the hills of the Langhe and Monferrato, a short distance from Asti and Alba, period farmhouse used as an agritourism, in a hillside position, with 4 apartments, one room with services, restaurant for 100 covers, swimming pool, 4 ha of land, partly vineyard, low building, shed and cellar. Possibility of obtaining up to 4 additional apartments.

On the ground floor, reception, two dining rooms, kitchen, pantry, 18th-century barrel-vaulted wine cellar, guest services, and staff services.

On the second floor, accessible by internal staircase, 4 apartments, each of living room with kitchenette, bedroom and bathroom, as well as another bedroom with bathroom. 3 apartments and the room have balconies and one apartment has a large terrace.

The property, renovated in 2000 with the use of top-quality materials, is in perfect condition and is sold complete with room furnishings and kitchen equipment.

On the courtyard in front of the farmhouse is another building with a kitchen, bathroom and dining area under the canopy.

There is the possibility of converting the 2 restaurant rooms into as many apartments, without precluding the possibility of maintaining the restaurant business by using the charming old brick cellar and/or reception area as a room.

The land, all surrounding the building, is cultivated for about 2 ha with Barbera vineyard, the remaining part with arable land and orchard.

Excellent investment opportunity ready to generate income without intervention, with agricultural, accommodation and catering component.

Ease of access with respect to the highway network and from major airports in the Northwest.

DETTAGLI IMMOBILE:

Stato Immobile:	Renovated
Camere:	5
Bagni:	8
Altitudine:	180
Posizione:	Isolated
Indipendenza Sui Lati:	On 4 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	South

Superficie Totale Mq:	700
Superficie Abitabile Mq:	575
Tipo Di Riscaldamento:	A gas
Accessibilita:	Private road
Altre Caratteristiche:	Vineyard, Orchard, Garden, Garden, Fireplace, Pool, Oven, Courtyard, Terrace, Balconies, Winery, Portico
Opportunita Turistiche In Zona:	Food and wine, Mountain-bike, Trekking, Riding, Golf courses
Terreno Mq:	42586
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Agricultural cultivation
Orientamento Terreno:	East
Autostrada:	4.8 Km A33 Isola d'Asti
Primo Centro Abitato:	10 Km Asti
Mare:	95 Km Savona
Aereoporto:	82 Km Turin
Stazione Treni:	11 Km Asti
Piste Sci:	90 Km Mondolé Ski
Numero Stanze:	14

