


**Rif: MFT134**

## Ancient Brickworks for Sale in Monforte d'Alba

Euro 1700000



Monforte d'Alba

Just 800 meters from the main square of Monforte, we offer for sale this property which functioned previously as the local brickworks. The original core of the “brick factory” consists of the distinctive chimney and the kiln. Additional drying furnaces and a section for the preparation and forming of clay have been added to the brickworks in the course of the 1900’s. The property is set in an approximately 30000 square meter hollow and is free of rights of way and is connected to all utilities and equipped with its own water source. All roofs have been renewed and part of the building is leased, ensuring a monthly rental income. The property is suitable for a whole range of different uses, from a winery through an exhibition space or a craft business. There exists the possibility to purchase a habitation and agricultural land in close proximity.

### DETTAGLI IMMOBILE:

|                                          |                                   |
|------------------------------------------|-----------------------------------|
| <b>Stato Immobile:</b>                   | Nuovo                             |
| <b>Altitudine:</b>                       | 500 m s.l.m                       |
| <b>Posizione:</b>                        | Vicino a centro abitato           |
| <b>Indipendenza Sui Lati:</b>            | Su 4 lati                         |
| <b>Indipendenza Verticale:</b>           | Da terra al tetto                 |
| <b>Orientamento Facciata Principale:</b> | Sud                               |
| <b>Grado Di Luminosità:</b>              | Molto luminoso                    |
| <b>Grado Di Silenziosità:</b>            | Silenzioso                        |
| <b>Utenze:</b>                           | Acqua, Elettricità, Gas, Telefono |
| <b>Superficie Totale Mq:</b>             | 5000                              |
| <b>Classe Energetica:</b>                | in corso                          |
| <b>Tipo Di Riscaldamento:</b>            | Senza riscaldamento               |
| <b>Terreno Mq:</b>                       | 25.000                            |
| <b>Morfologia Terreno:</b>               | Pianeggiante                      |
| <b>Tipo Di Terreno:</b>                  | Terreno generico                  |
| <b>Orientamento Terreno:</b>             | Sud                               |
| <b>Autostrada:</b>                       | 16 km                             |
| <b>Primo Centro Abitato:</b>             | 0,8 km                            |
| <b>Mare:</b>                             | 72 km                             |

|                         |       |
|-------------------------|-------|
| <b>Aereoporto:</b>      | 89 km |
| <b>Stazione Treni:</b>  | 18 km |
| <b>Piste Sci:</b>       | 55 km |
| <b>Numero Stanze:</b>   | 10    |
| <b>Numero Di Piani:</b> | 2     |

