

**Rif: SPN001**

Restored Stone Farmhouse with 7.5 Hectares of Land and Panoramic Hill Views

Euro 320000**Spigno Monferrato**

Nestled in the peaceful hills of Spigno Monferrato, this charming stone farmhouse perfectly combines the character of traditional Piedmont architecture with the comfort of a high-quality renovation completed in 2014.

The property enjoys a breathtaking panoramic setting and includes approximately **7.5 hectares (18.5 acres) of land**, offering privacy, nature and excellent opportunities for agricultural or leisure use.

The house is arranged over two floors.

On the **ground floor** there is a bright kitchen with direct access to the covered porch, ideal for outdoor dining and relaxing, as well as a guest bathroom.

The **first floor** features a spacious living room opening onto both a terrace and a panoramic balcony overlooking the rolling hills. The sleeping area comprises two bedrooms with beautiful original brick-vaulted ceilings and exposed stone walls, preserving the authentic character of the house. Two bathrooms complete this floor.

Also on this level is the former **hayloft**, featuring its original stone arches and spectacular countryside views. This atmospheric space offers endless possibilities: it could be converted into additional living accommodation, a studio, an artist's workshop or guest accommodation, or simply preserved in its original condition as a unique architectural feature.

The property also includes **three traditional cellars** and **three additional outbuildings**, providing useful storage space or potential for future restoration, subject to planning permission.

Water is supplied by a **private well**.

An exceptional country property, ideal as a permanent residence, holiday home or hospitality business, surrounded by the beauty and tranquillity of the Monferrato hills.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1800
Stato Immobile:	Ristrutturato
Camere:	2

Bagni:	3
Altitudine:	408
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Est
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Molto silenzioso
Utenze:	Acqua, Elettricità, Telefono
Materiali Di Facciata:	pietra
Superficie Totale Mq:	553
Superficie Abitabile Mq:	204
Classe Energetica:	in corso
Tipo Di Riscaldamento:	A gas
Accessibilità:	strada privata
Altre Caratteristiche:	Portico, Cantina, Balconi, Terrazzo, Pozzo, Giardino, Parco
Opportunità Turistiche In Zona:	Equitazione, Trekking, Mountain-bike
Terreno Mq:	75289
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Est
Autostrada:	Millesimo 36km
Primo Centro Abitato:	Spigno Monferrato 4,6km
Mare:	Savona 48km
Stazione Treni:	Spigno monferrato 4km
Locali:	4
Numero Di Piani:	2

