


**Rif: CRM002**

**In a panoramic position,  
farmhouse with nearly 5 ha of  
land in a single body**

**Euro 750000**



**Cerrina Monferrato**

In the picturesque hilly landscape of Monferrato, amid vineyards and green meadows, stands a generously sized farmhouse located on the edge of the picturesque village of Cerrina Monferrato. Positioned on the ridge of a hill, the building enjoys a pleasant view of the hills, embracing the beauty of the surrounding nature.

Access to the property is via a private road that runs alongside a forest property, adding a sense of exclusivity and tranquility to the place.

Once you arrive at the house, you find yourself catapulted into an oasis of tranquility, where the only audible sound is the chirping of the owners' parakeets, which add a lively and cheerful note to the surroundings. Far from the hustle and bustle of everyday life, this farmhouse offers a perfect retreat for those seeking a break from the hustle and bustle of the city and wishing to immerse themselves in the beauty and quiet of the countryside.

In the renovation, the owners have tried to maintain the authenticity of the old building by using materials that lead back to tradition.

The ground floor of the building is surrounded by a porch, providing an ideal place to enjoy the surrounding landscape in the shade and to spend pleasant moments outdoors in the company of friends and family.

The living part of this farmhouse offers a wide variety of spaces and possibilities for comfortable and functional living.

Upon entering, you are greeted by a quaint double hall, where you can relax in a cozy atmosphere. Next to this, we find the bar/billiard room with a dedicated gym area, ideal for maintaining an active lifestyle without having to leave the comfort of home.

The dining room, which used to be the kitchen, has a charming fireplace that adds warmth and charm to the room, while the kitchen itself provides a practical and functional space for preparing delicious meals. A bathroom, an additional living room and central heating unit complete the ground floor.

Going upstairs, we find the master bedroom with access to the small terrace. Also on the second floor is a second apartment with a separate entrance, consisting of a terrace, a cozy living room with a fireplace, a kitchen, a hallway, a bathroom, and two bedrooms.

The building also offers additional spaces such as warehouses, a large garage and clearing rooms, as well as an additional space of about 180 sq. m. that could be converted into additional living quarters.

This versatility allows the structure to be adapted to individual needs and preferences.

The property also includes a low building used as a porch and warehouse, currently used for storage of preserves and jams produced by the owners themselves. This adds a touch of authenticity and tradition to the experience of living in this wonderful farmhouse in the heart of Monferrato.

In addition, the heating system includes a heat pump powered by a 3-kw photovoltaic system and a biomass boiler.

With nearly 5 hectares of land, including woods, meadows and former vineyards, this property becomes even more fascinating and versatile. The presence of a large expanse of land offers numerous opportunities both for those wishing to enjoy the beauty and tranquility of the countryside and for those seeking to start a tourist or accommodation business.

With open spaces and a lovely location, the property could be transformed into an agritourism, a bed and breakfast, or an event and wedding venue.

#### DETTAGLI IMMOBILE:

|                                          |                                                                                                           |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Stato Immobile:</b>                   | Habitable                                                                                                 |
| <b>Camere:</b>                           | 3                                                                                                         |
| <b>Bagni:</b>                            | 2                                                                                                         |
| <b>Altitudine:</b>                       | 235 m. asl.                                                                                               |
| <b>Posizione:</b>                        | Isolated                                                                                                  |
| <b>Indipendenza Sui Lati:</b>            | On 4 sides                                                                                                |
| <b>Indipendenza Verticale:</b>           | Ground to roof                                                                                            |
| <b>Orientamento Facciata Principale:</b> | South                                                                                                     |
| <b>Grado Di Luminosita:</b>              | Very bright                                                                                               |
| <b>Grado Di Silenziosita:</b>            | Silent                                                                                                    |
| <b>Utenze:</b>                           | Phone, Water, Electricity                                                                                 |
| <b>Materiali Di Facciata:</b>            | stone, plaster, brick                                                                                     |
| <b>Superficie Totale Mq:</b>             | 926 square meters                                                                                         |
| <b>Superficie Abitabile Mq:</b>          | 320 square meters                                                                                         |
| <b>Classe Energetica:</b>                | in progress                                                                                               |
| <b>Tipo Di Riscaldamento:</b>            | With heating                                                                                              |
| <b>Accessibilita:</b>                    | driveway                                                                                                  |
| <b>Altre Caratteristiche:</b>            | Orchard, Park, Garden, Well, Fireplace, Courtyard, Terrace, Barn, Winery, Parking space, Box car, Portico |
| <b>Opportunita Turistiche In Zona:</b>   | Food and wine, Mountain-bike, Trekking, Riding                                                            |
| <b>Terreno Mq:</b>                       | 49660 square meters                                                                                       |
| <b>Morfologia Terreno:</b>               | Hilly                                                                                                     |
| <b>Tipo Di Terreno:</b>                  | Generic terrain                                                                                           |
| <b>Autostrada:</b>                       | 22 km                                                                                                     |
| <b>Primo Centro Abitato:</b>             | 3 km                                                                                                      |

**Mare:** 133 km  
**Aereoporto:** 63 km  
**Numero Stanze:** 14

