

**Rif: MVI011**

Old farmhouse in the Monregalese hills

Euro 365000**Mondovi**

The place, private and quiet, is one that induces a state of calm and serenity. Leaving the quiet asphalt road that winds through meadow-covered hills, take a narrow road that leads to a compendium of three buildings, the main one of which was an old nunnery from the 1600s and the other two the rural buildings of what were sharecroppers.

This is all embraced by a gentle hillside, within which there are also two artesian wells and an ancient chapel. The property land covers about three hectares in a single body, included between the road and a stream.

The stones of the houses seem to tell the stories of which they have been guardians and spectators. Stories of prayer and spirituality in the days when nuns had lived there.

More recently, stories of the rebirth of teenagers who from unfortunate situations have regained the will to play and live through educational play circus, music and the broader creative attitude.

A kind of megalithic site has been carved into an esplanade of the land, which, through the incidence of the sun's rays, marks the unchanging passage of the seasons and conveys a special energy.

The oldest and most majestic building, the convent, is in need of renovation, but it has the advantage of offering good structural starting conditions and valuable original architectural features, such as vaulted ceilings, terracotta floors, and fireplaces, well preserved despite the centuries. This building has cellars and stables on the ground floor and kitchens and rooms of various sizes on the two floors above. Above the stable is a large barn.

The other two buildings are the ones also currently inhabited.

We leave it to the photos and floor plans to give a better understanding of the consistencies, uses and potential of the spaces offered by the more than 900 square meters of buildings on this property, suitable for both residential and receptive use.

The location is secluded and undisturbed, easily accessible from the highway (6 km). At the same distance are Vicoforte and Mondovì, which offers all services, train station and schools up to the university level.

The ski slopes of the Maritime Alps are just 25 km away, and the beaches of the Riviera are about 60 km away.

Do not miss the opportunity to be won over by the charm of this object, which, whatever your decision on the matter, cannot fail to leave you with a pleasant memory.

DETTAGLI IMMOBILE:

Anno Di Costruzione:

1600

Stato Immobile:

Partially renovated

Camere:	4
Bagni:	3
Altitudine:	434
Posizione:	Isolated
Indipendenza Sui Lati:	On 4 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	Southeast
Grado Di Luminosità:	Normal
Grado Di Silenziosità:	Silent
Utenze:	Phone, Water, Gas, Electricity
Materiali Di Facciata:	plaster
Superficie Totale Mq:	914
Superficie Abitabile Mq:	305
Tipo Di Riscaldamento:	With heating
Accessibilità:	paved road
Altre Caratteristiche:	Creek, Park, Garden, Well, Fireplace, Terrace, Balconies, Barn, Barn, Winery, Tavernetta, Parking space, Portico
Opportunità Turistiche In Zona:	Food and wine, Mountain-bike, Trekking, Riding
Terreno Mq:	29647
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Meadow
Orientamento Terreno:	Southeast
Autostrada:	6.3km
Primo Centro Abitato:	Mondovi 7.6km
Mare:	Savona 64km
Aeroporto:	Turin Caselle 114km
Stazione Treni:	Mondovi 8km
Numero Stanze:	11

