



Rif: BBB004

Liberty-Style Historic Estate 1,900 sqm + 1.3 ha – Bubbio

Euro 850000



Bubbio

A prestigious early 20th-century estate, built in Langa stone, of great charm and solidity, located in the heart of **Bubbio**, with approximately 1.3 hectares of land.

Location

Bubbio is a municipality in Piedmont, perfectly positioned between the Asti Langhe and Monferrato, about 10 km from Canelli, 15 km from Acqui Terme, and 18 km from Nizza Monferrato.

Property Overview

The estate is composed of multiple sections with diverse uses:

- **Residential Area:** Eight apartments of varying sizes, some recently renovated, all in good, habitable condition. The style is Liberty (Art Nouveau), typical of the early 1900s, reflecting bourgeois elegance with several architecturally and decoratively significant elements.
- **Agricultural Section:** Includes warehouses and spaces for vehicles or agricultural machinery.
- **Cheese Production Area:** One wing and part of the cellars are used for the production and aging of the renowned **Robiola di Roccaverano DOP**, whose disciplinary includes the territory of Bubbio. The aging rooms are architecturally impressive and equipped with hydro and thermo-regulation systems.
- **Acetaia (Vinegar Production Area):** Another section currently used as an acetaia, with potential for alternative uses.

Size and Condition

The total built area exceeds 1,900 sqm. The building does not require urgent interventions and is immediately usable.

Land

The estate includes a flat parcel of approximately 1.3 hectares, currently used for cultivation, in a single

contiguous body.

Potential Uses

This property is ideal for tourism, hospitality, production, and commercial purposes, particularly focused on local food, wine, and dairy products – authentic regional excellences. The combination of historic architecture, quality of construction, and strategic location makes it a rare investment opportunity.

DETTAGLI IMMOBILE:

Vicino A:	Centro, Bar
Anno Di Costruzione:	1900
Stato Immobile:	Abitabile
Camere:	24
Bagni:	10
Altitudine:	205 m s.l.m.
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	1900
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Portico, Box auto multiplo, Posto auto, Cantina, Fienile, Stalla, Balconi, Terrazzo, Cortile, Caminetto, Giardino, Parco
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	3000
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Nord
Autostrada:	31 km
Primo Centro Abitato:	0 km
Mare:	60 km
Aeroporto:	80 km
Numero Stanze:	56
Numero Di Piani:	4

