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Corso Vittorio Emanuele II N°52/A - 10123 Torino (TO)
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Rustic/Farmhouse/Court for sale in Alfiano Natta Alfiano

€ 350.000

Ref. CBI098-1045-269



780 sq.m. | Bathrooms: 4 | Bedrooms: 7 | Rooms: 15

A prospective buyer wishing to acquire this property will be in for a lucrative deal. Located in the enchanting Piedmont hills of Monferrato, in the Municipality of Alfiano Natta, this prestigious, completely renovated farmhouse offers numerous opportunities. The property is spread over two floors and is already set up to accommodate two or three families thanks to its three separate entrances which allow the creation of two or three separate housing units. On the ground floor, with an area of 340 square meters, there is a kitchen, a pantry, a large living room, two bedrooms, a tavern, a laundry and ironing area, services and a modern, latest generation boiler room. In addition, there are various closets for maximum convenience.

The first floor, accessible via a spacious internal staircase, houses 4 bedrooms, two bathrooms with shower and an unfinished attic room of 50 m², which can be customized according to the buyer's preferences. In addition, the first floor has an open space of 120 square meters, with independent access but also connected via a simple door, already set up and authorized to be used as a home. This space offers multiple possibilities of use, such as a study, games room or fitness room.

The property is also equipped with a garage, a woodshed and a covered shelter for vehicles of 90 m², guaranteeing ample space for parking and storage. The enclosed garden, with an area of 1,570 m², which offers a splendid view of the surrounding hills and is enriched by various fruit trees.

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Furthermore, this property has enormous potential to be used as a Bed & Breakfast facility or as a holiday home, taking advantage of the large size and layout of the separate entrances. It is also possible to dedicate part of the building as a manor house, creating a comfortable and distinguished living space.

The complete renovation of the property in 2016 required a substantial investment of 370,000.00 euros. During this process, structural works, the total renovation of the roof, the sandblasting of the vaults and the complete renovation of the hydraulic, thermal and electrical systems were carried out. The highest quality materials have been used and the finishes have been carefully selected to ensure a refined atmosphere and optimal energy efficiency.

In summary, the purchase of this property represents a unique opportunity for those looking for a completely renovated farmhouse, with multiple possibilities of use and an enchanting location in the heart of the Piedmontese Monferrato. The significant investment made for the refurbishment ensures a residence of high quality and value, ready to welcome the new owners in the utmost comfort and style.

Distances:

Turin 78km

Asti 18km

Casale Monferrato 28

Sunrise 49km

Milan 137km

Genoa 133km

The information in our announcements including the floor plan does not constitute a contractual element.

Certification

Energy Class: C

EPglnr: 90.00 kwh/□

Features

Property ID: CBI098-1045-269

Contract: Sale

Categoria: Rustic/Farmhouse/Court

Address: Via Stazione, 34

Zip Code: 15021

Municipality: Alfiano Natta

Zona: Alfiano

Total sqm: 780 sq.m.

Bedrooms: 7

Bathrooms: 4

Rooms: 15

Internal condition: Restored

Floor: On two-levels

Independent heating: Heating

Parking space: Carport

Date of construction: 1900

Current Status: Available after the deed of sale

Balconies: Present

Garden: Private, 1.570 sq.m.

Kitchen: Regular Kitchen

Garage: for two cars, 90 sq.m.













