



COLDWELL BANKER

PRIME PROPERTIES

Prime Properties  
Via Roma n° 4 - 12051 Alba (CN)  
(+39) 0173 328205

# Rustic/Farmhouse/Court for sale in Costigliole d'Asti Sant'Anna € 320.000 Ref. CBI116-1582-35



**800 sq.m. | Bathrooms: 2 | Bedrooms: 10 | Rooms: 10**

The property offered for sale is a large farmhouse of about 800 m2 with a garden and land of about 7,000 m2 where there are about a hundred fruit trees, plus about thirty hazelnut trees and two rows of table grapes, surrounded by the splendid UNESCO heritage hills halfway between the Langhe and Monferrato territories. It is arranged on two levels. The farmhouse is completed by a large terrace overlooking the surrounding hills, a large warehouse designed for multiple uses, a large cellar and a barn. It is located in the immediate vicinity of the Asti/Cuneo motorway and surrounded by greenery in a panoramic and peaceful position. This property is ideal for those looking for large spaces to customize, also suitable for use as a B&B, relais, agritourism, riding stables or even to be divided into several apartments for hospitality use. In the attachment we have included some example renderings, which show how the farmhouse would become in the event of conversion into an accommodation facility.

## Certification

**Energy Class:** Not available

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## Features

Property ID: CBI116-1582-35	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: Strada Nosserio, 25
Zip Code: 14055	Municipality: Costigliole d'Asti
Zona: Sant'Anna	Total sqm: 800 sq.m.
Bedrooms: 10	Bathrooms: 2
Rooms: 10	Internal condition: To be renovated
Floor: Multi-Storey	Total floors: 2
Independent heating: Heating	Parking space: Uncovered Parking
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Garage: for four cars



























