



Villa for sale in Monleale Monleale Alto € 395.000 Ref. CBI130-1067-1169101



260 sq.m. | Bathrooms: 3 | Bedrooms: 2 | Rooms: 4

The urban agglomeration of Monleale arose in the first decades of the 1900s in the valley floor adjacent to the Curone river between the provinces of Alessandria and Pavia and bordering the more famous Volpedo, birthplace of the painter Giuseppe Pelizza, author of the painting "the fourth state". The ancient village of Monleale, on the other hand, stands on the top of the hill, at an altitude of 320 meters and it is here that we find the small estate that we present to you in Correggio. The complex looks like a small group of houses nestled in the peace of the woods, and overlooks the Tortona hills with breathtaking sunsets.

The building consists of a main body of 210 sqm commercial including the basement. currently used as a cellar for the production of wine whose vines are part of the current sale proposal. Added to this is a front building currently used as a (double) garage but with possible planimetric developments in the part above.

Housing unit extensively renovated in the early 2000s with particular attention to energy aspects, it is no coincidence that the energy class is A +. in the restructuring the original characterizing aspects of the building were maintained. The land surrounding the property is about 700 square meters.

The adjoining lands have a total area of about 2.6 hectares and include a part of an orchard with 50 trees, a vineyard of over 4000 square meters. shady and silent woods.

Many species of animals live in the property's wood: roe deer, badgers, squirrels, the most varied birds, hares, hedgehogs, porcupines and numerous other species.



An agricultural building built in 2008 houses all the tools necessary for working the land. The equipment (such as a Lamborghini caterpillar tractor, a log cutter, a band saw, a trailer, etc.) is included in the purchase price, as is the off-road vehicle.

Certification

Energy Class: A1

EPglnr: 134.00 kwh/□

Features

Property ID: CBI130-1067-1169101

Contract: Sale

Categoria: Villa

Address: Localita Casareggio, 1

Zip Code: 15059

Municipality: Monleale

Zona: Monleale Alto

Total sqm: 260 sq.m.

Bedrooms: 2

Bathrooms: 3

Rooms: 4

Internal condition: Restored

Independent heating: Heating

Date of construction: 1960

Current Status: Available after the deed of sale

Garden: Private

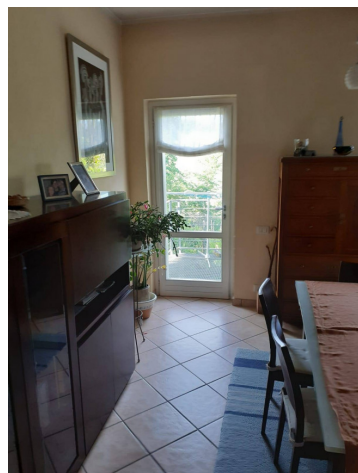
Sea distance: 75.000 meter





Reliance Group

Via Giovanni Boccaccio N° 37 - Milano (MI) - (+39) 02 312179
 reliance@cbitaly.it - <https://www.coldwellbanker.it/en>
 VAT 04954530962







Reliance Group

Via Giovanni Boccaccio N° 37 - Milano (MI) - (+39) 02 312179
reliance@cbitaly.it - <https://www.coldwellbanker.it/en>
VAT 04954530962