



## **Rustic/Farmhouse/Court for sale in Moncalvo**

### **€ 350.000**

### **Ref. CBI098-1045-454**



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

Located in the enchanting Piedmont hills of Monferrato, in the municipality of Alfiano Natta, this prestigious, completely renovated farmhouse offers numerous opportunities. A potential buyer who wishes to purchase this property will get a profitable deal.

The property is spread over two floors and is already designed to accommodate two or three families thanks to its three separate entrances which allow the creation of two or three distinct residential units. On the ground floor, with a surface area of 340 m<sup>2</sup>, 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 heating plant. Furthermore, there are various storage rooms for maximum practicality.

The first floor, accessible via a spacious internal staircase, houses 4 bedrooms, two bathrooms with shower and a 50m<sup>2</sup> rough attic room, which can be customized according to the buyer's preferences. In addition, the first floor has an open space of 120 m<sup>2</sup>, with independent access but also connected via a simple door, already prepared and authorized to be used as a residence. 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 m<sup>2</sup>, guaranteeing ample space for parking and storage. The fenced garden, with a surface area of 1,570 m<sup>2</sup>, which offers a splendid view of the surrounding hills and is enriched by several fruit trees.

Furthermore, this property has enormous potential to be used as a Bed & Breakfast structure or a holiday home, taking advantage of



the large size and the layout of the separate entrances. It is also possible to dedicate a part of the building as a master residence, creating a comfortable and distinct living space.

The complete renovation of the property in 2016 required a significant investment of 370,000.00 euros. During this process, structural works were carried out, the total renovation of the roof, the sandblasting of the vaults and the complete renovation of the hydraulic, thermal and electrical systems. 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 renovation guarantees a residence of high quality and value, ready to welcome the new owners with maximum comfort and style.

**Distances:**

Turin 78 km

Asti 18km

Casale Monferrato 28

Alba 49 km

Milan 137 km

Genoa 133 km

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

## Certification

**Energy Class:** C

## Features

Property ID: CBI098-1045-454

Contract: Sale

Categoria: Rustic/Farmhouse/Court

Address: Piazzale Stazione, 34

Zip Code: 14036

Municipality: Moncalvo

Total sqm: 780 sq.m.

Bedrooms: 7

Bathrooms: 4

Rooms: 15

Internal condition: Restored

Floor: On two-levels

Total floors: 2

Independent heating: Heating

Parking space: Carport

Date of construction: 1900

Current Status: Available after the deed of sale

Balconies: Present

Garden: Private

Kitchen: Regular Kitchen

Garage: for two cars



















