Rustic/Farmhouse/Court for sale in Moncalvo € 350.000 Ref. CBI098-1045-454



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

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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 m2, 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 50m2 rough attic room, which can be customized according to the buyer's preferences. In addition, the first floor has an open space of 120 m2, 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 m2, guaranteeing ample space for parking and storage. The fenced garden, with a surface area of 1,570 m2. 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	

Garage: for two cars











































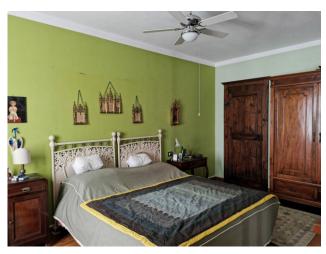






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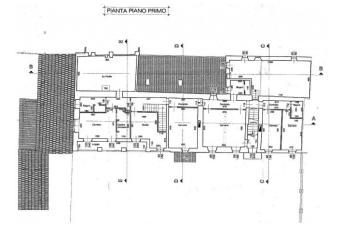


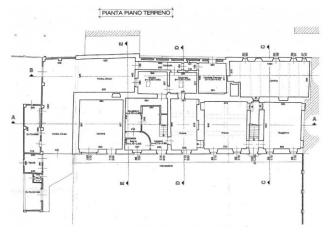


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