

A vast big L-Shaped Country House with land and garden
in a commanding position on Montemarzo Hill, near Asti



Property lot size	9000 m ²
Property size	350 m ²
Beds	2
Baths	1

Amenities
Balcony, cellar

More infos

The property is in a magnificent location on the high hill of Montemarzo, just outside Asti, and is a spacious, L-shaped semi-detached country house. It has a large plot of land and a large, enclosed front garden. The property is suitable for two-family use or as tourist accommodation thanks to its generous layout and great potential.

Features of the property

The property consists of three interconnected yet distinct parts:

Living area (left wing) Ready to move into and in excellent condition.

The layout comprises:

Ground floor: entrance with traditional staircase, living room, dining room, kitchen, hallway, bathroom and a spacious former porch with rear access.

Upper floor: Two large bedrooms and a loft.

Basement: Beautiful cellar with brick vault. Central section Includes a charming 18th century room with perfectly preserved coffered ceilings, terracotta floors and period details.

Right Wing

Features a spacious, traditional area that was formerly used as a stable.

Upper floor: Completely renovated down to the shell, with a new roof and large open space that can be easily converted into one or two guest rooms or a small apartment.

West side: Additional utility rooms and porticos that could serve as garages, storage rooms or barbecue area.

Land and surroundings

The land is partly planted with hazelnut trees and partly wooded and offers a mixture of agricultural and natural beauty.

Key selling points

Exceptional value for money.

Ideal for residential or tourist use.

Historic charm with modern potential.

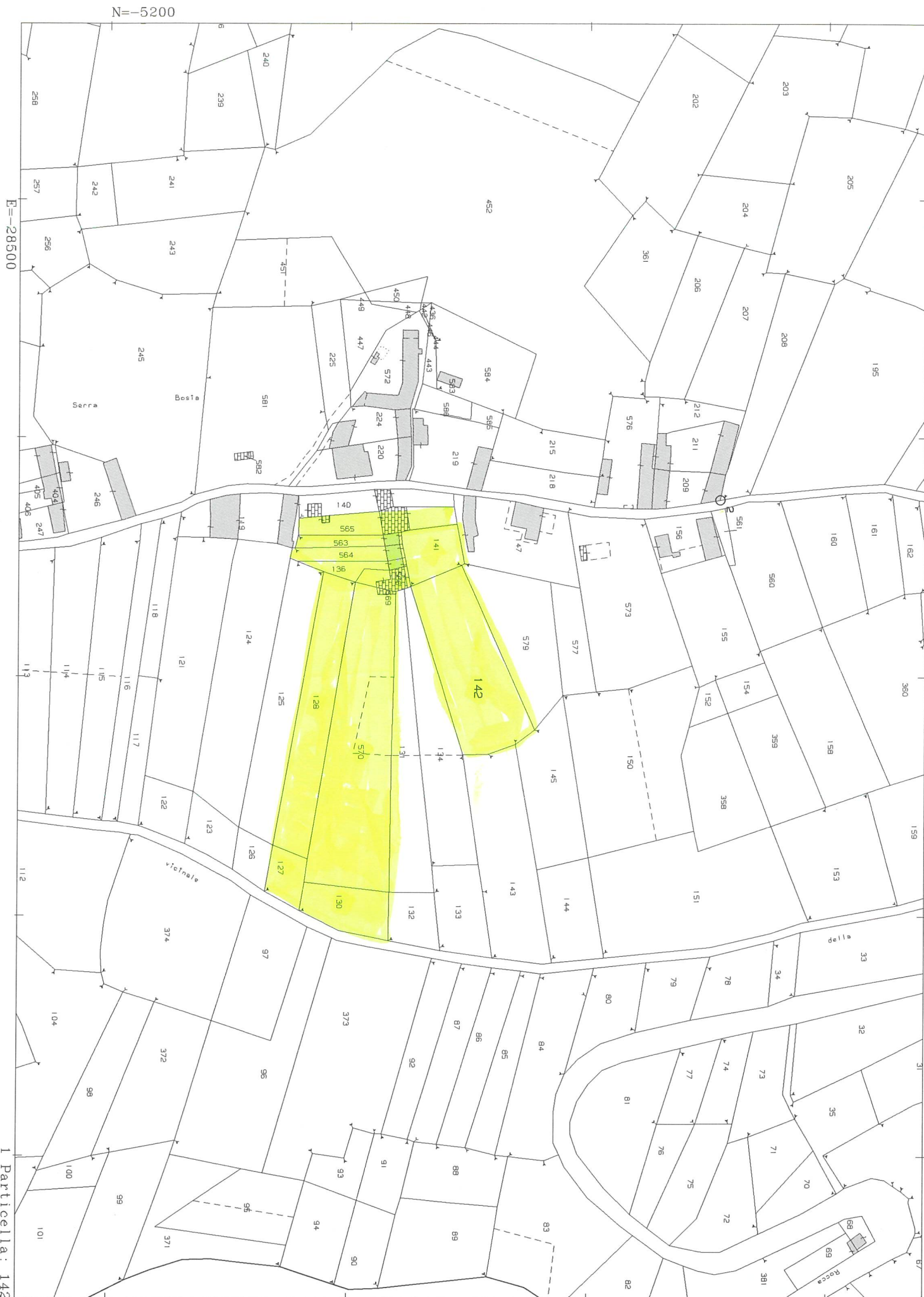
This unique property offers a unique opportunity to own a versatile country estate in the heart of the beautiful Piedmont countryside.

Property cost

€ 85.000

Agent commission

4% plus VAT



E=-28500

1 Particella: 142

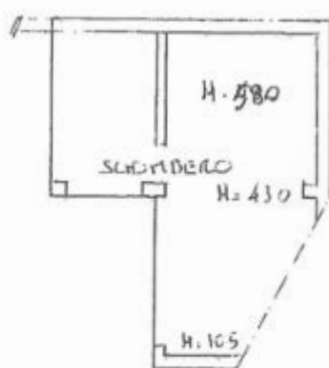
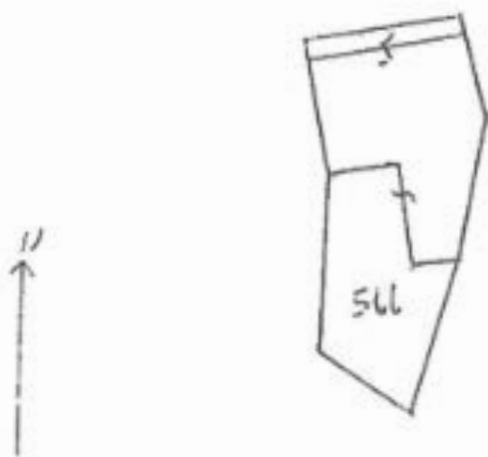
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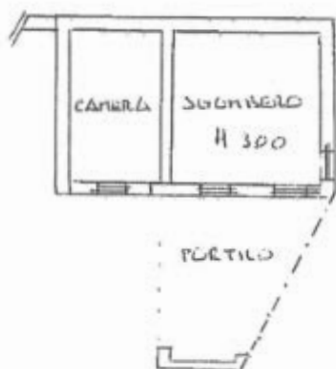
Cadastral map and planimetry

Address: Montemarzo 14100 AT

Latitude & Longitude: 44.865125688326096, 8.2558965924205576



PIANO PRIMO



PIANO TERRENO



PIANO SEMINTERATO



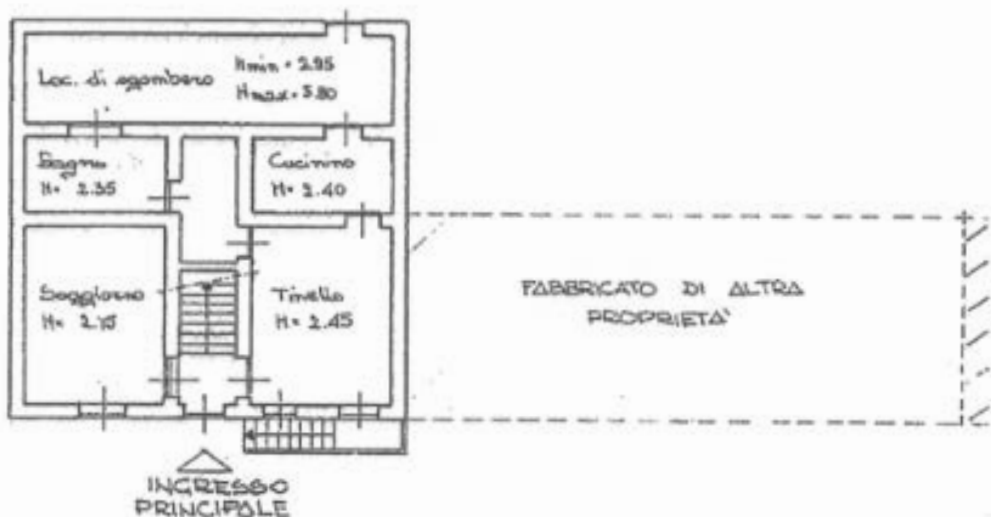
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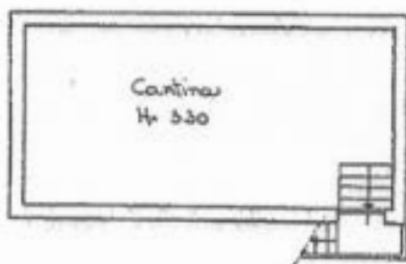
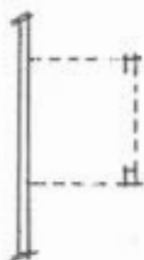
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PIANTA PIANO INTERRATO



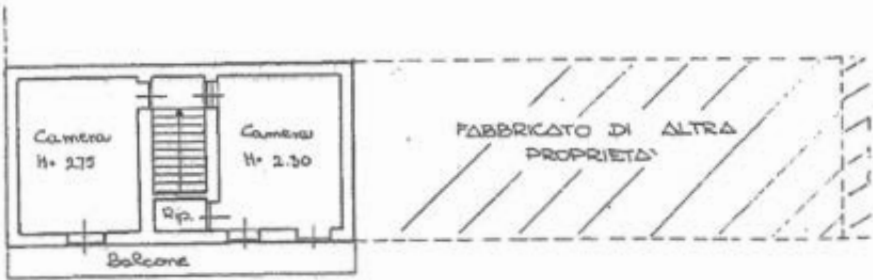
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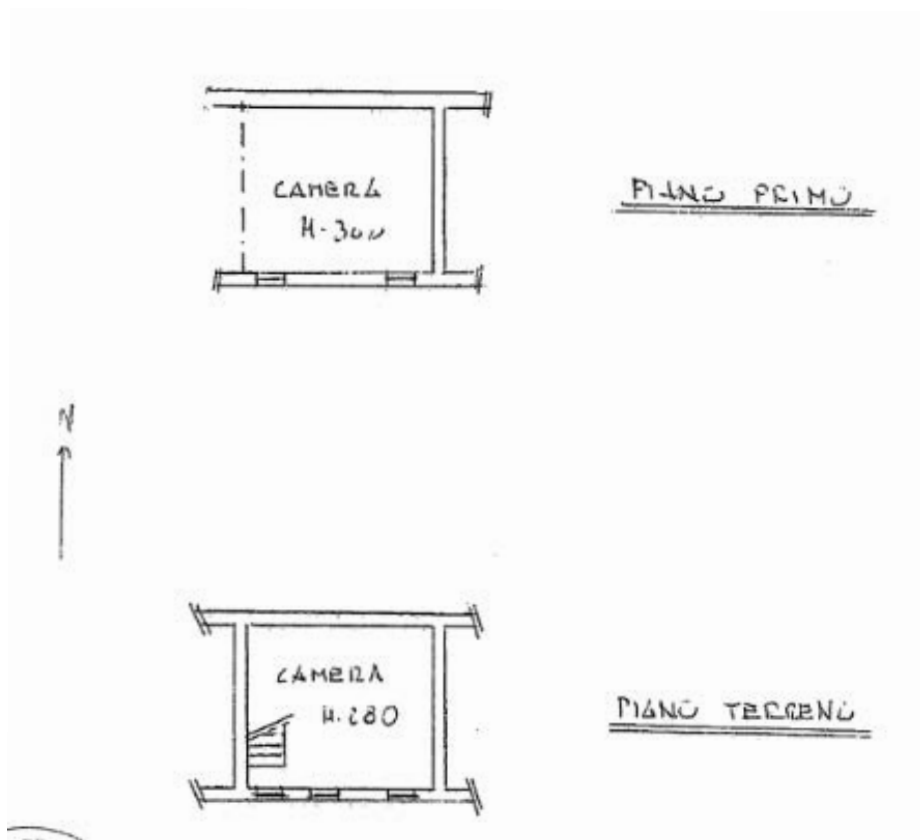
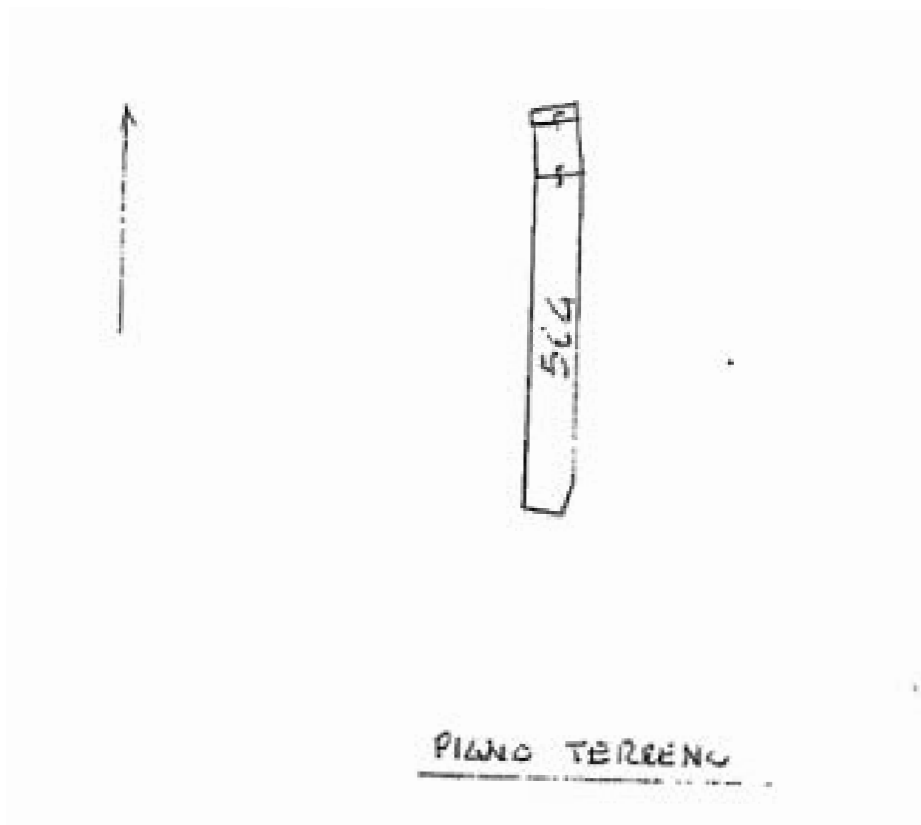
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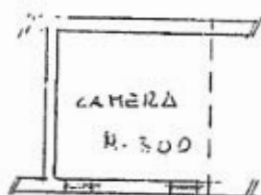
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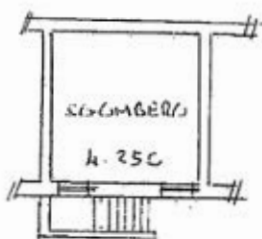
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PIANO PRIMO



PIANO TERRENO



PIANO INTERRATO

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