

+39 3283792917

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## REF 543 An amazing country house with well preserved historical features, immersed in 1,3 ha land



Property size	13140 m <sup>2</sup>
Property lot size	350 m <sup>2</sup>
Rooms	9
Beds	3
Bathrooms	3

Amenities: attic, basement, terrace

### More infos

A beautiful, noble old farmhouse from 1750 is for sale. This incredibly well-preserved original dwelling consists of a habitable part and a "rustic" part. The habitable part consists of a living room with a decorated ceiling, a kitchen, a toilet, and a salon on the ground floor and 3 bedrooms, a bathroom and a long loggia on the upper floor. The rustic part consists of a large stable with original vaults and a large room on the ground floor and a large hayloft and a larger room on the second floor. The habitable part has an underground, beautifully vaulted old cellar

Main entrance from the street with arched loggiato and a gate leading into the forecourt

All rooms still have historical features such as Piedmontese vaults, fireplaces, cotto tiles. The staircase is made of original stone. The house is still inhabited today but would benefit from some philological renovation work

The property has a wonderful panorama, with the Alps to the north and vineyards, hills and the Apennines towards Genoa to the south

The plot is more than 13,000 m<sup>2</sup> and offers the possibility of creating an olive grove or a well exposed vineyard.

There is plenty of space for an infinity pool in the south courtyard. The property is on the border of Mombercelli, just 9 km from Nizza Monferrato, and within walking distance from all amenities and facilities. MUST SEE!

Property cost

€ 290.000

Agent commission

4% plus VAT

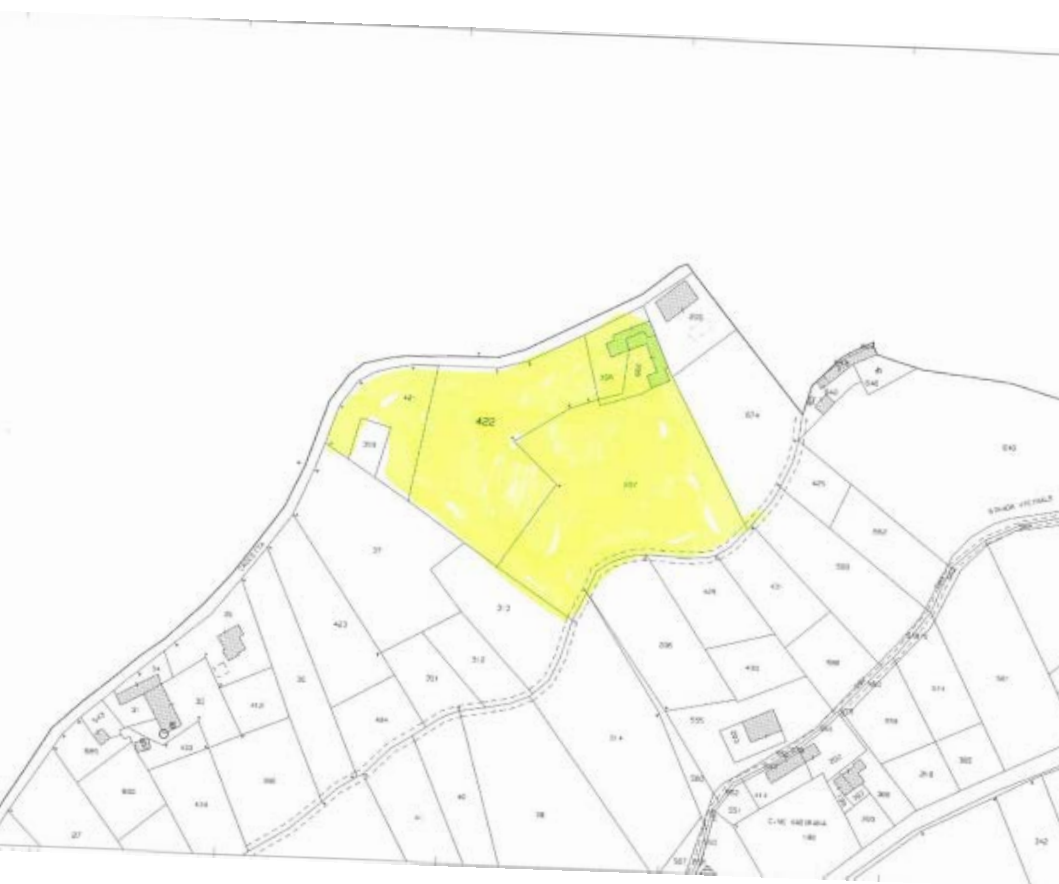
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## Cadastral map and plan

Address: 14047 Mombercelli AT

Latitude & longitude : 44.822621318961666, 8.293940450012068



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