

REF 424 A winefarm in a panoramic location, with private drive



AREA
400 m²

LAND
2.1 ha

BEDROOMS
3 · 9 rooms

BATHROOMS
3

A wine and hazelnut farm in a very panoramic location on a hill, embedded in a well-tended vineyard and hazelnut garden of approx. 21,000 square meters and with a private driveway to the property.

The property consists of a main house with 3 apartments, a panoramic terrace, a veranda for outdoor dining, a utility room and a boiler room. The heating system is modern and efficient, equipped with radiators and a modern pellet boiler as well as solar panels and triple glazed windows throughout the house.

There is an additional spacious two-storey outbuilding which contains a spacious tractor garage in the basement, while on the ground floor there is a carport for 3 cars as well as a lovely summer kitchen with barbecue area.

The house is in perfect condition and ready to move into.

The property is located 10 km from Nizza Monferrato and only 2 km from a wine village with all amenities and facilities. A MUST SEE!

OTHER FEATURES

Balcony

Basement

Terrace

ADDITIONAL INFO

PROPERTY PRICE
€ 650.000

AGENT COMMISSION
4% plus VAT

ADDRESS

Castelnuovo Calcea (AT) — Piedmont, Italy

Cadastral map

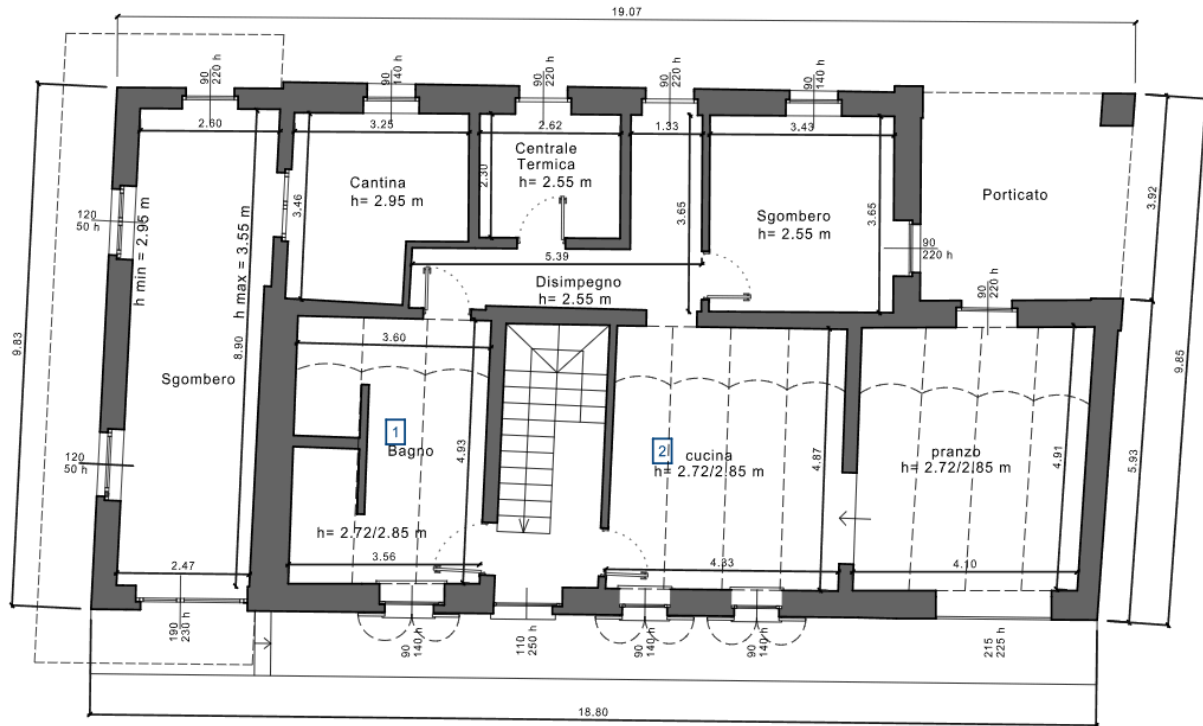


Floor plans

Ground floor

Pianta Piano Terreno

scala 1/100



First floor

Pianta Piano Primo

scala 1/100

