+39 3283792917

info@verdeabitare.it

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

Property Lot Size	21000 m²
Property Size	300 m²
Rooms	9
Bedrooms	3
Bathrooms	3

Other characteristics:
balcony, basement, terrace.

More infos

A vineyard and hazelnut farm set in a very panoramic location, on a hilltop, immersed in around 21,000 sqmt well tended vineyard and hazelnut garden, and with a private drive that leads to the property.

The estate is composed of a main house that comprises 3 apartments, a panoramic terrace, a porch for “al fresco” dining, plus a utility and boiler rooms. The heating system is modern and performing, equipped with radiators and a modern pellet boiler and solar panels, and triple glazed windows throughout.

There is an additional spacious two-storey outbuilding, that comprises in the basement a spacious tractor garage, while ground floor is a carport for 3 cars, plus a lovely summer kitchen with bbq corner

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

The property is located at 10 km from Nizza Monferrato, and just 2 km from a wine village with all amenities and facilities

MUST SEE!

Property cost	**€ 650.000**
Agent commission	**3%** plus VAT

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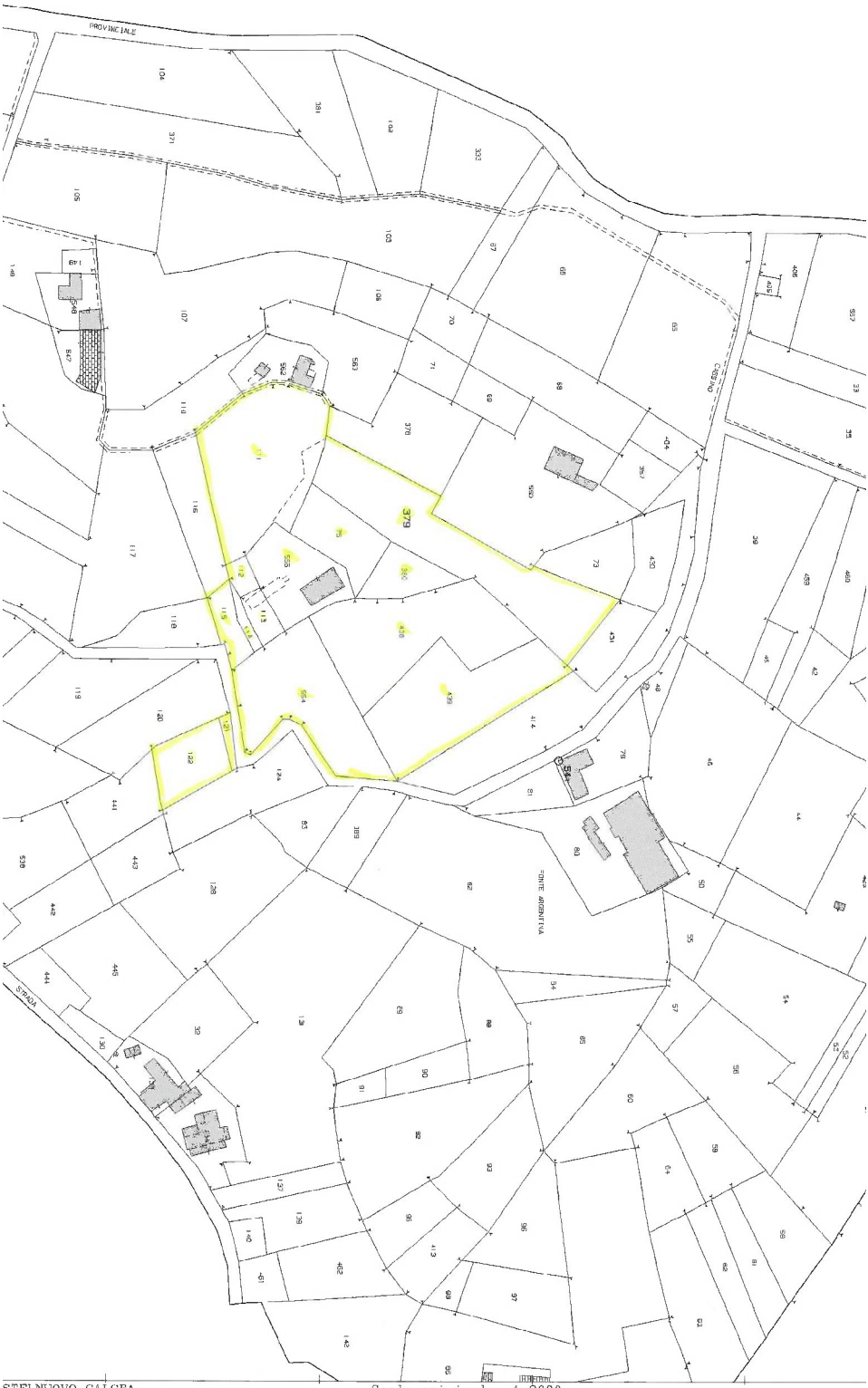
Cadastral map and floor plan

Address:
14040 Castelnuovo Calcea AT
Latitude and Longitude: 44.797307301247585, 8.297080617791204



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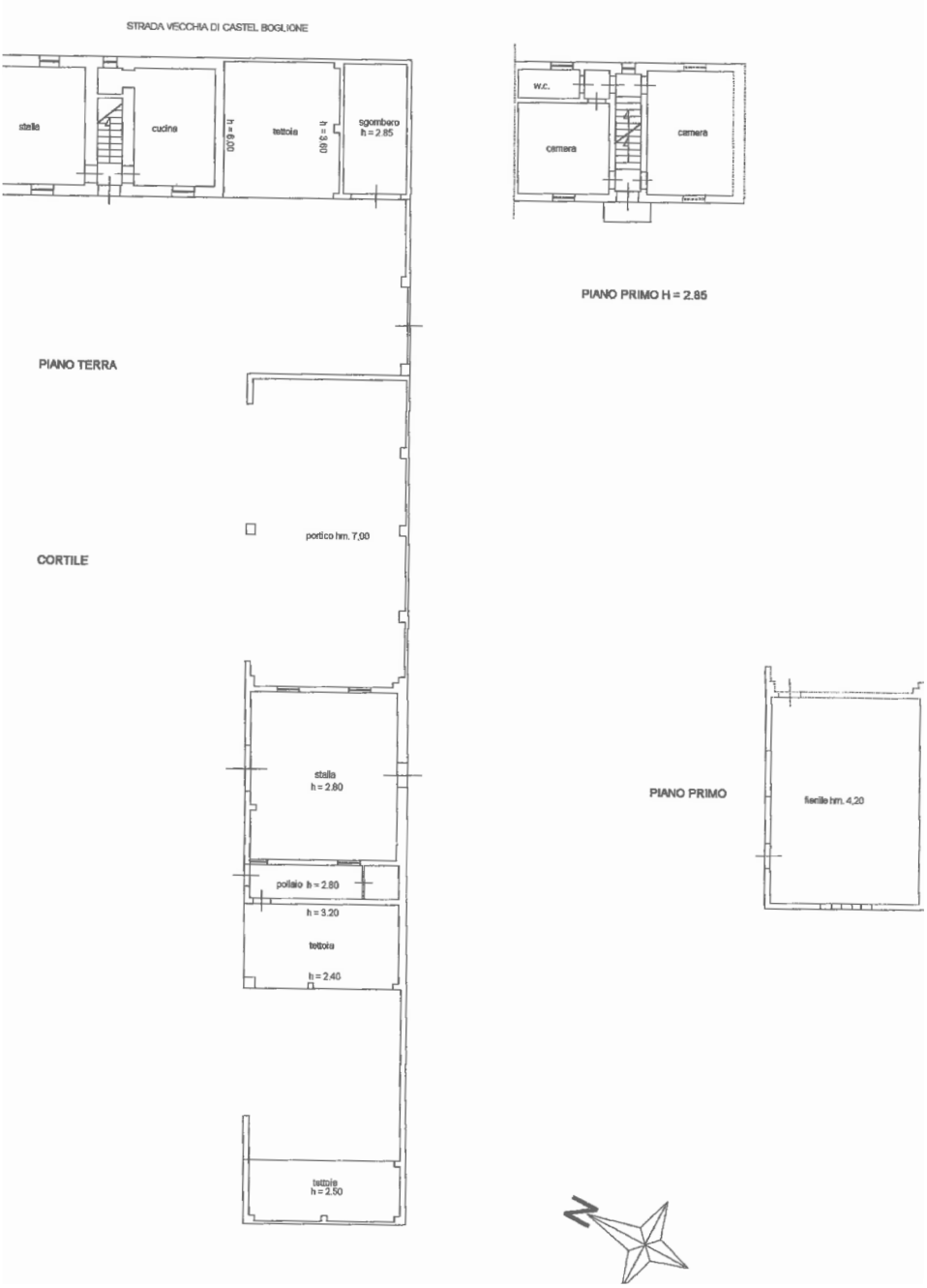
Cadastral map and floor plan

Address:
14049 Nizza Monferrato AT
Latitude and Longitude: 44.766598 | 8.2834687



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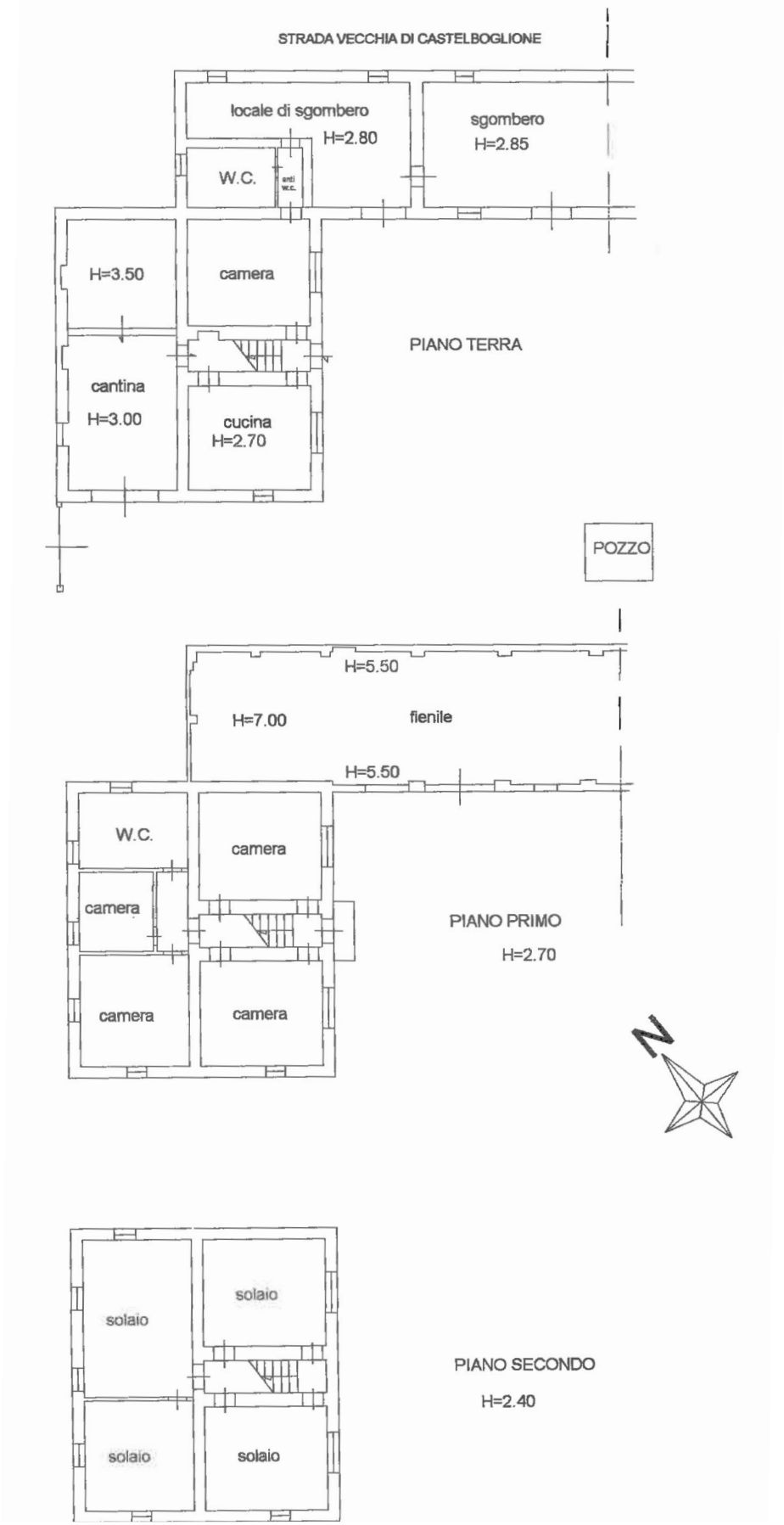
Cadastral map and floor plan

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