+39 328 379 2917 info@verdeabitare.it

REF 624 Panoramic farmhouse with garden



AREA	LAND	BEDROOMS	BATHROOMS
295 m²	2,000 m²	3 · 9 rooms	2

Set in a beautiful panoramic position, peaceful yet not isolated, this charming traditional Piedmontese farmhouse is offered for sale, with a spacious garden and approximately 2,000 sqm of land to the front of the property.

The house is arranged over two floors and benefits from a delightful covered porch overlooking the surrounding hills, offering beautiful open views.

Ground floor: The entrance opens onto a hallway with staircase, leading to a bright kitchen, a living room with fireplace and a separate dining room. To the rear, there is a further hallway and a bathroom, as well as a cellar. A convenient garage is also located alongside the house.

First floor: The upper level comprises three bedrooms, a spacious bathroom with both a shower and a hydromassage bathtub, a storage room and a large former hayloft, which offers excellent potential for conversion to further living accommodation.

The covered porch at the front of the property also incorporates an enclosed garage.

The original window frames have been exceptionally well preserved and remain in excellent condition. Many of the floors are also original, retaining their character and charm.

The property benefits from a modern central heating system with radiators, powered by an LPG boiler.

The farmhouse is in good overall condition and is perfectly habitable as it stands, requiring only minor updating and modernisation to suit individual tastes.

An excellent opportunity offering outstanding value for money, ideal for those seeking a character property in a peaceful countryside setting, with beautiful views and ample outdoor space.

FEATURES AND AMENITIES: Porch · Panorama · Garden · Balcony · Energy class ND

ADDITIONAL INFO

PROPERTY PRICE	AGENT COMMISSION
€ 275.000	4% plus VAT

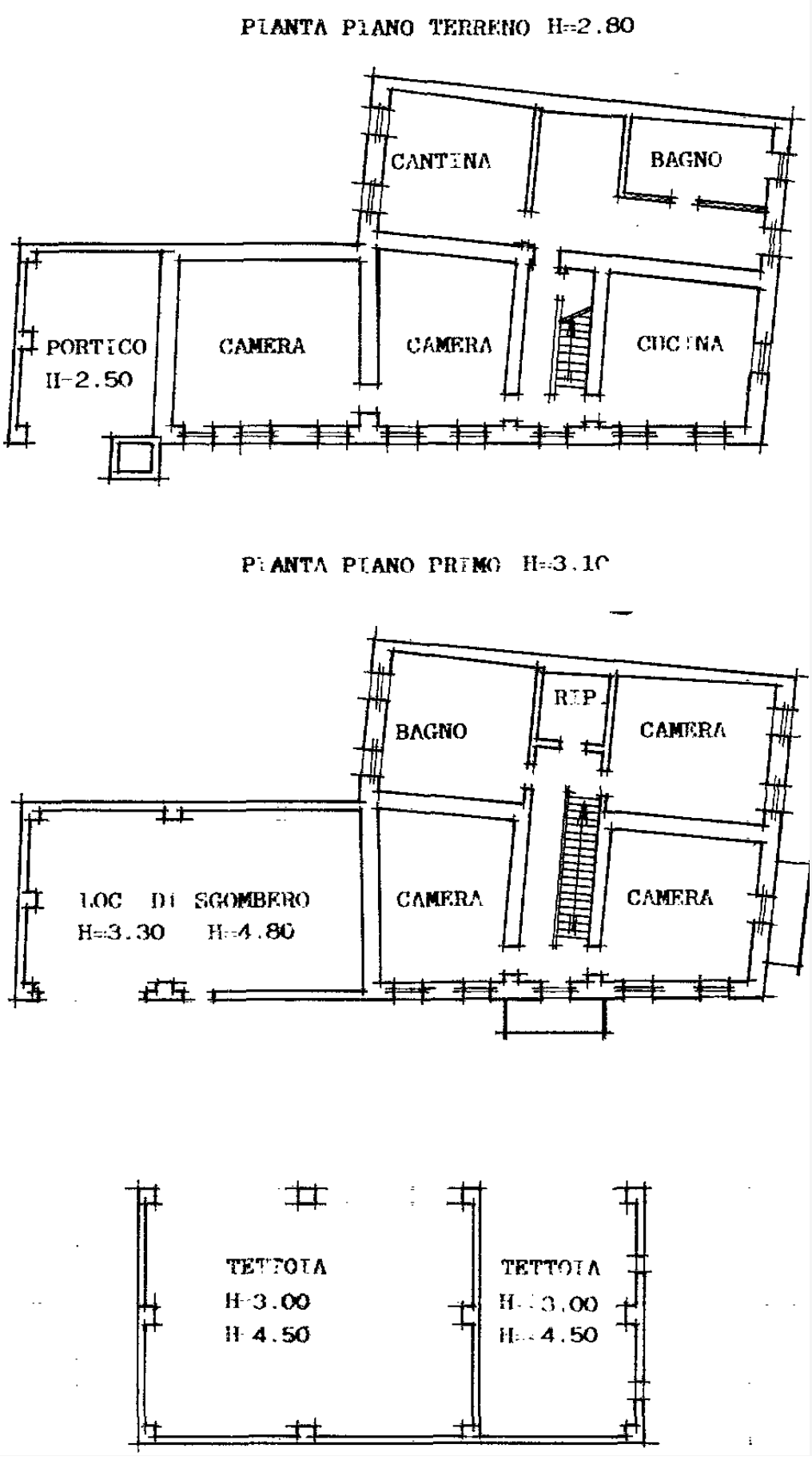
ADDRESS

Calliano Monferrato (AT) — Piedmont, Italy

Cadastral map



Floor plan


PIANTA PIANO TERRENO H=2.80
CANTINA
BAGNO
PORTICO
H=2.50
CAMERA
CAMERA
CUCINA
PIANTA PIANO PRIMO H=3.10
BAGNO
RIP.
CAMERA
LOC DI SGOMBERO
H=3.30 H=4.80
CAMERA
CAMERA
TETTOIA
H=3.00
H=4.50
TETTOIA
H=3.00
H=4.50