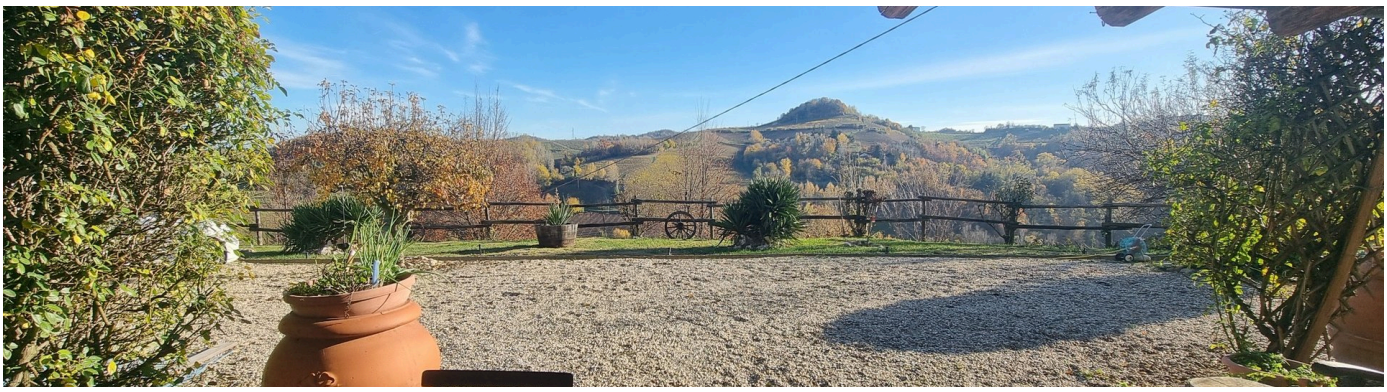
+39 328 379 2917 info@verdeabitare.it

REF 626 Typical farmhouse in a spectacular position



AREA	LAND	BEDROOMS	BATHROOMS
412 m²	6,000 m²	5 · 16 rooms	5

In a beautiful panoramic position, just a few minutes from Nizza Monferrato, we offer for sale a large, typical Piedmontese farmhouse, recently renovated and in good overall condition, with modern technical systems and a latest-generation photovoltaic system. The house is surrounded by about 6,000 m² of meadow and orchard, mostly level despite the hilltop position.

On the ground floor: entrance into a large living room with fireplace, a sitting room with its original period fireplace, bathrooms, a bright kitchen and a pantry/laundry room. Outside, a garage and a storage room dug into the hillside, ideal as a wine cellar. On the first floor three large bedrooms, a hallway and two bathrooms. On the second floor a guest area with two bedrooms, a small sitting room, two bathrooms and a terrace overlooking the surrounding hills, connected internally and with its own separate entrance at the back.

Thanks to the gentle slope of the land, there is room for a swimming pool without major works.

A must-see!

FEATURES AND AMENITIES

- Panoramic view
- Photovoltaic system
- Room for a pool

Energy class n/a

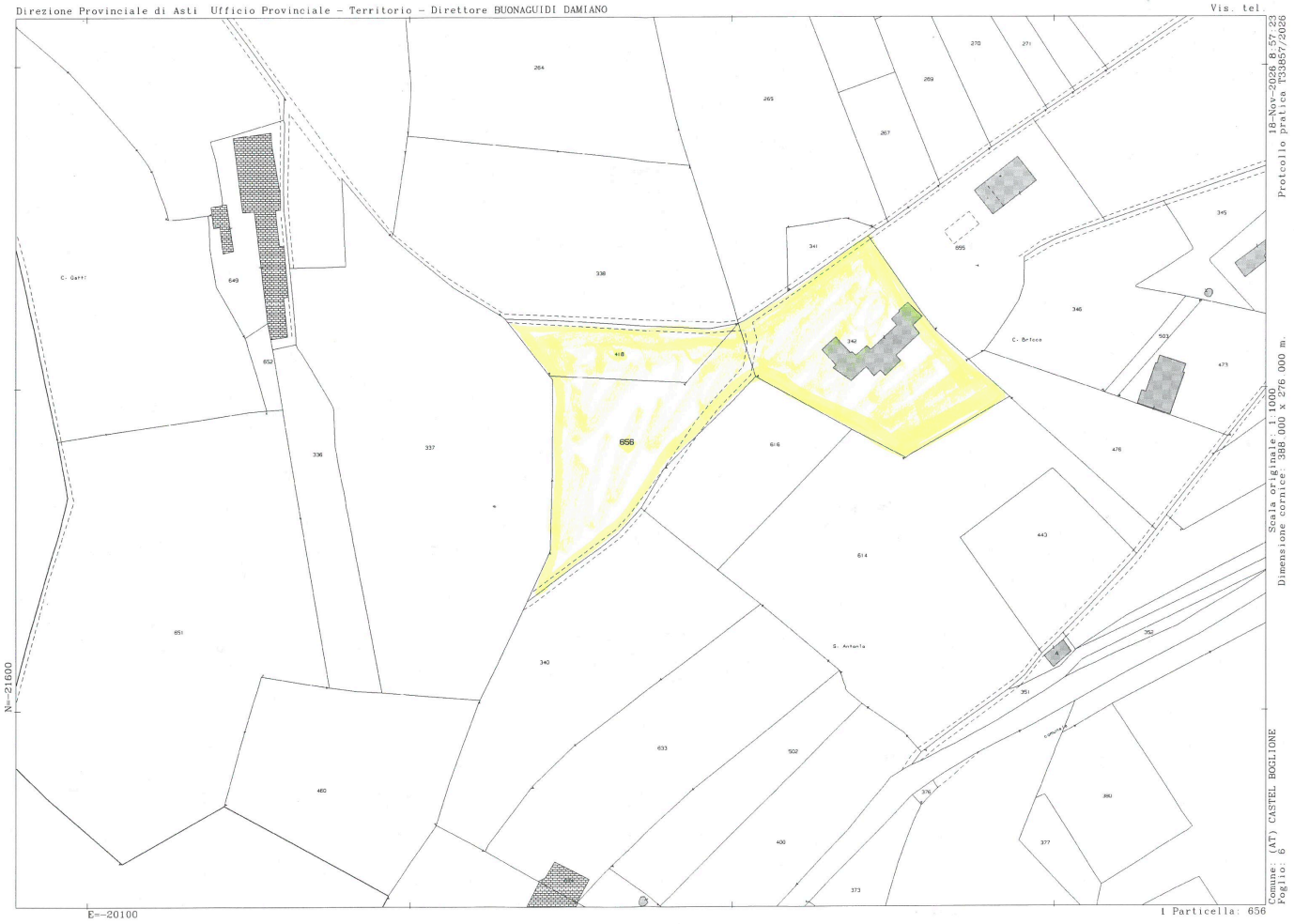
ADDITIONAL INFO

PROPERTY PRICE	AGENT COMMISSION
€ 690.000	4% plus VAT

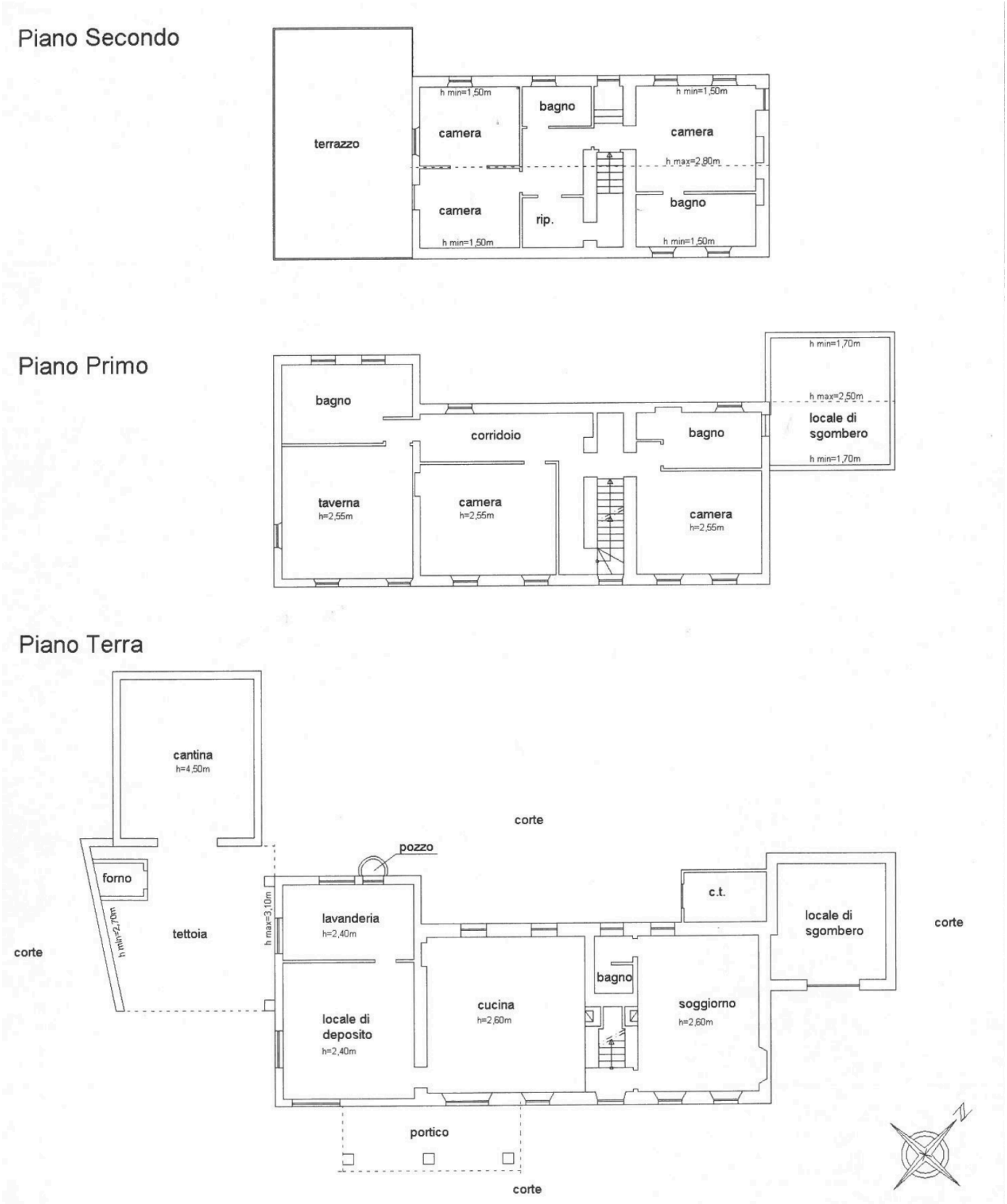
ADDRESS

14040 Castel Boglione (AT) — Piedmont, Italy

Cadastral map



Floor plans


Piano Secondo
terrazzo
h min=1,50m
camera
bagno
h min=1,50m
camera
h max=2,80m
camera
rip.
bagno
h min=1,50m
h min=1,50m
Piano Primo
bagno
corridoio
bagno
h min=1,70m
h max=2,50m
locale di sgombero
h min=1,70m
taverna
h=2,55m
camera
h=2,55m
camera
h=2,55m
Piano Terra
cantina
h=4,50m
corte
pozzo
forno
h min=2,70m
tettoia
h max=3,10m
lavanderia
h=2,40m
c.t.
locale di sgombero
corte
corte
bagno
locale di deposito
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cucina
h=2,60m
soggiorno
h=2,60m
portico
corte