# Piemonte

## Valle Bormida

Ref. 6561: Stone farmhouse with 6 flats
Asking Price: € 1.320.000



# Description

This centuries-old stone farmhouse, which has been lovingly renovated, is situated in a beautiful, idyllic location with sweeping views, high up in the hills of the Valle Bormida, south of the UNESCO-recognised wine village of Canelli, surrounded by vineyards, meadows and woods. The nearest villages – Monastero Bormida, Bubbio and Loazzolo – are all within 5 to 10 minutes' reach. The two larger towns, Canelli (12 km away) and Acqui Terme (17 km away), offer excellent amenities, including schools, hospitals, supermarkets, cultural and sporting facilities, spas and much more. The southern part of Monferrato offers a stunning natural landscape with historic town centres, refined cuisine and a world-class wine culture.

The courtyard is easily accessible via a quiet country lane and is surrounded by four separate natural-stone buildings, three of which have been fully renovated and are ready for occupation; the fourth, a small tower, can be converted if desired.

The farmhouse
The farmhouse was thoroughly renovated a few years ago and transformed into a very well-maintained holiday complex comprising a total of 6 holiday flats for summer let – these are let for around 30 weeks each year, from Easter to the end of November.

The complex comprises a large guest house with five well-equipped holiday flats, a separate holiday home (with a further guest flat), a private apartment block and the small tower building, which houses a wine tasting room.

Each of the five flats in the guest house accommodates two to four people, features a private kitchen with a ceramic hob and oven, and has its own outdoor seating area. The guesthouse also features a modern stainless-steel gourmet kitchen for cookery classes or group bookings, a large multi-purpose room (for seminars, yoga, massages, etc.) with an en-suite bathroom, a large dining room for up to 18 people and a storage room. On the south side of the building, accessible via the courtyard, there is a large seating area and a pergola covered in kiwi vines, with dining tables for communal use. The guesthouse is also available for hire in its entirety to large groups. The separate holiday home (with the sixth guest apartment) offers accommodation for three people across two floors, with a sunny private balcony for al fresco dining in the summer.

A short distance from the guest house lies the private residence, which was renovated in 2013. The stone house has two bedrooms – one of which has an en-suite bathroom –, a cosy kitchen, a living room and a guest toilet, as well as two terraces, two balconies and a large storage cellar with a separate wine cellar.

Facilities: mains water plus spring water (new in 2017) with water storage tanks; electricity, central heating, solar energy system, water softening system, insect screens on all windows and doors; internet, satellite TV system, lawn sprinkler system.

Garden & Swimming Pool
The courtyard features various seating areas and a large pergola, furnished with tables and chairs. The

lawn, with palm trees, various shady trees and flowering shrubs, contributes to an inviting Mediterranean atmosphere.

The 4 x 12 m swimming pool was built in 2013 on a raised area at the far end of the garden – it features a large sun terrace, an outdoor shower and stunning views. The swimming pool is fitted with a saltwater treatment system, a water heating system and an electrically operated cover. The technical installations for the swimming pool are housed in a small outbuilding.

Land & Vineyard

The plot, measuring approximately 18,000 m², includes a small vineyard of around 5,000 m². The vineyard was renovated between 2013 and 2018 and produces around 4 tonnes of Dolcetto, Barbera and Moscato grapes: these are processed by a co-operative and the grapes are turned into house wines by a local winemaker.

The estate includes a large orchard with around 100 different fruit trees, plus a fenced-in chicken coop; there is also a large car park with space for 8 vehicles.

# Pictures







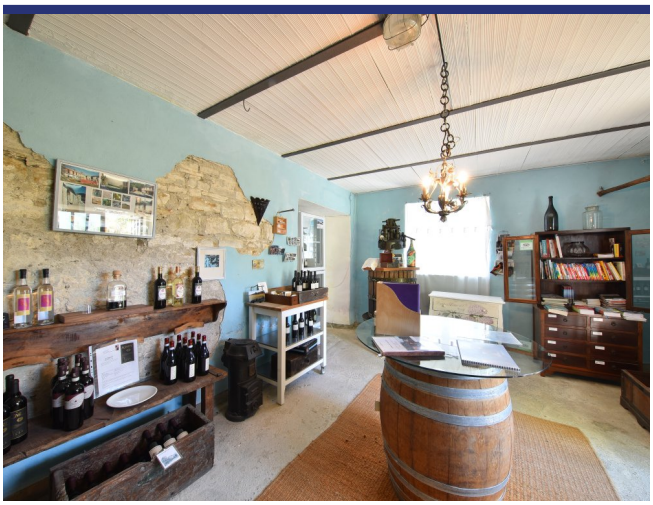




























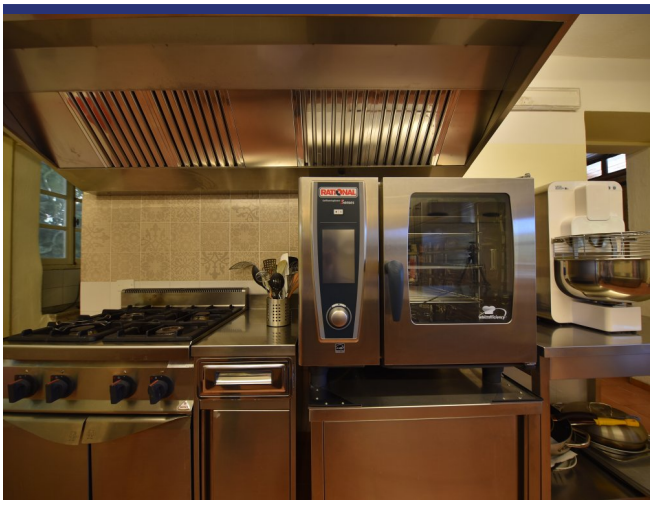











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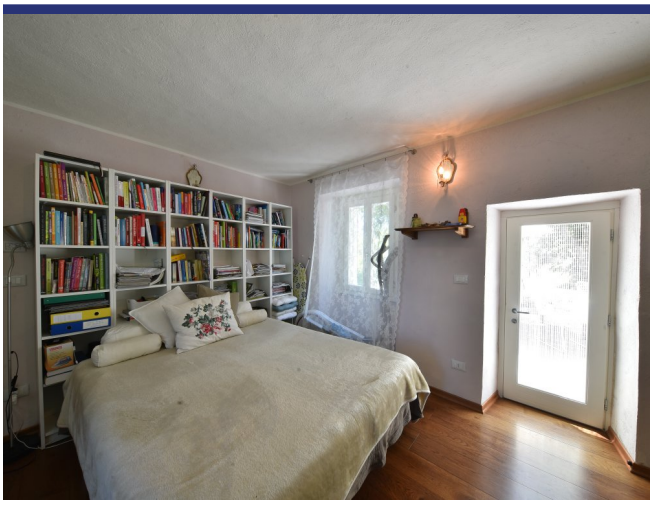




















# Location & Details




(Map does not indicate the exact location of the property)

- Reference: 6561
- Villa/Farmhouse
- Panoramic View
- 60 km to Sea
- 5 km to Village
- Garden
- Terrace
- Balcony
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 1.320.000

- Floorspace: 770 $m^2$
- SQM Plot: 1800 $m^2$
- Bedrooms: 10
- Bathrooms: 8
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

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