

historic residence for sale in Vignale Monferrato

€ 178.000

Ref. AC99-149-1258



500 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 18

"Anita's House"

In Piedmont, in an equidistant position from the triangle Genoa, Milan, Turin (80 Km), in the hills of Monferrato, an area known nationally and internationally for its fine wines (Barbera, Grignolino d'Asti, Malvasia, Monferrato bianco), stands a picturesque village of about 1000 inhabitants with typically Italian features: Vignale Monferrato.

Known for its historical and cultural traditions which are still celebrated today with an important contemporary dance festival (Vignale Danza) in which dance companies from all over the world perform, Vignale offers hospitality and good food to lovers of food and wine hiking and cycling.

In the heart of the historic center, located in one of the main streets leading to Piazza del Comune, in Via Roma, we offer for sale a historic sky-earth building with a panoramic view.

The property dating back to the end of the eighteenth century, shows in some rooms all the beauty and historicity of the past. The building covers an area of about 500 square meters on 4 levels and is composed as follows: on the ground floor the main entrance takes the visitor into a large room of about 40 square meters overlooking the street, once used as an old shop.

From the ground floor there is an important staircase that reaches the third and top floor with the possibility of hosting an ancient lift (if of interest) to facilitate movement between one floor and another.

The first, second and third floors have roughly the same structure with a large bedroom, kitchen and living room with fireplace where it is possible to notice the ancient frescoes of the past and the period flooring: distinctive features of the

building.

Both the first and second floors lend themselves to a reorganization of the internal spaces in which a large double bedroom can be created, with en-suite bathroom, a kitchen and a living room.

The third and top floor consists of a large room that can be used to the fullest and which offers a panoramic view with a wrought iron balcony overlooking the historic center.

Going back to the ground floor, a staircase leads to the cellar area where the typical well-maintained brickwork of the time is visible: the perfect environment for a reserve of wines.

The cellars have an internal view on a garden, a common courtyard with right of way for the family who live in the adjacent building.

In the garden there is a garage that can be used both as a covered garage and possibly as an outbuilding for guests.

Also in the garden there is an ancient spring water well.

The entire building is to be restored (systems, fixtures) and lends itself perfectly to tourist-accommodation use being designed to have rooms with bathroom and common areas for the breakfast-lunch-dinner area.

From the upper floors you can enjoy a panoramic view of the Monferrato valley and perceive the tranquility of an ancient residence.

The elegance of its external facade, in a warm color decorated with light gray wooden windows, gives the entire building that distinctive authenticity of nineteenth-century palaces.

From the Palazzo you can walk to both the Piazza del Comune and the various restaurants, bars and services.

A dominant position for a noteworthy Palazzo.

Excellent solution for investment use.

For information call 0776566289 or +39 3348094290.

Features

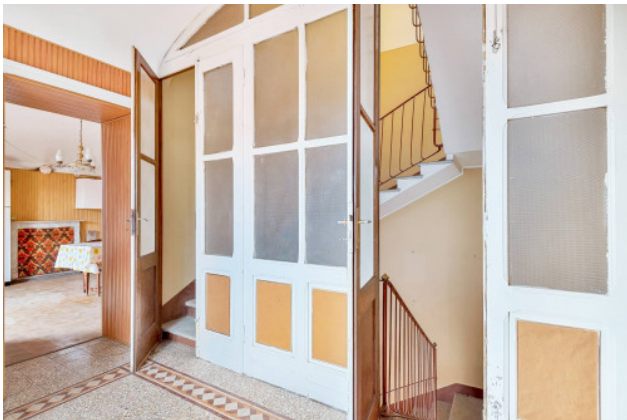
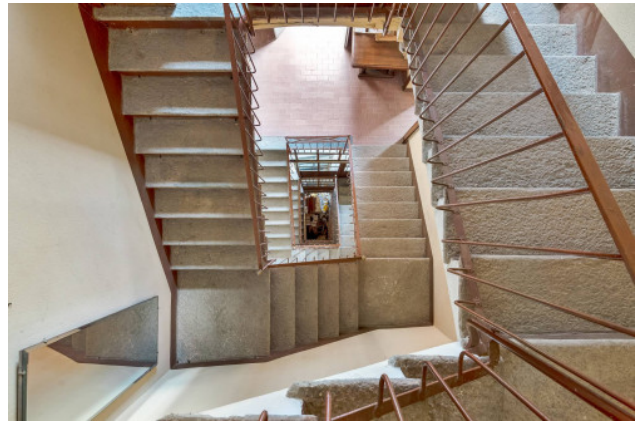
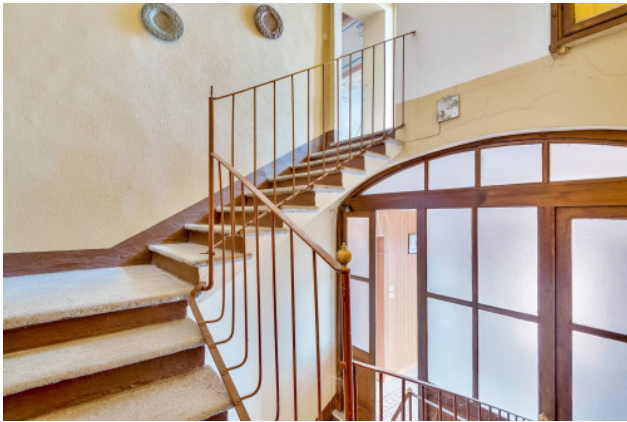
Code: AC99-149-1258	Reason: Sale
Categoria: historic residence	Address: Via Roma, 13
Zip Code: 15049	Municipality: Vignale Monferrato
Total Square Meters: 500 sq.m.	Bedrooms: 4
Bathrooms: 4	Rooms: 18
State of Preservation: Be Restored	Level: Buildings
Total Floor: 4	Heating: Heating
Parking: Carport	Age Construction: 1800
Balconies: Present	Terrace: Present, 15 sq.m.
Garden: Common	Kitchen: Regular Kitchen
Box: Single	Terrace : 15 □
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar : 80 □	Fastweb Coverage
Fireplace	Telephone System
Shower	Wooden Window Frames

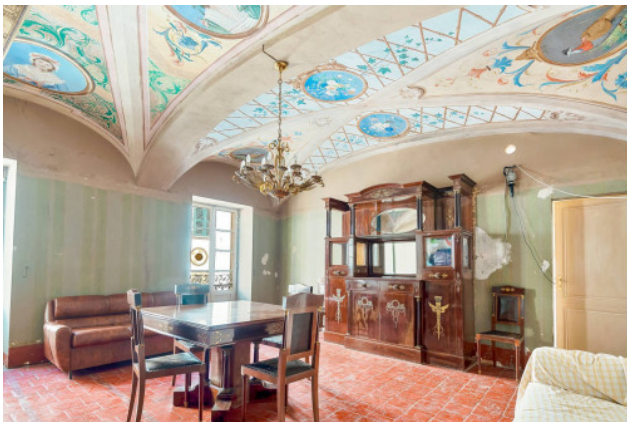
Nearby

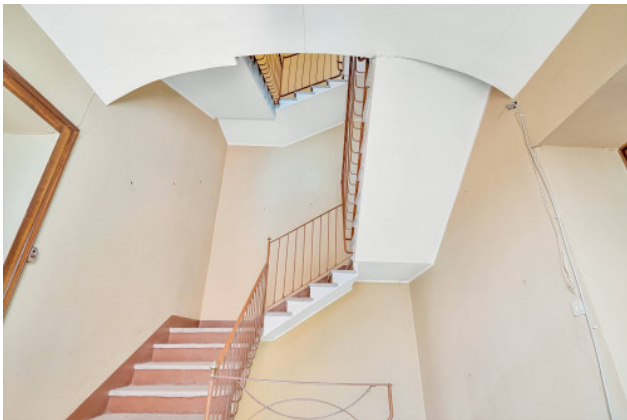
Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station

Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	













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