

## historic residence

**€ 218.000**

**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.

## Property Informations

**Address:** Via Roma, 13

**Zip Code:** 15049

**Bedrooms:** 4

**Bathrooms:** 4

**Rooms:** 18

**State of Preservation:** Be Restored

**Level:** Buildings

**Total Floor:** 4

**Parking:** Carport

**Age Construction:** 1800

**Balconies:** Present

**Terrace:** Present, 15 sq.m

**Garden:** Common

**Kitchen:** Regular Kitchen

**Box:** Single

## Features

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

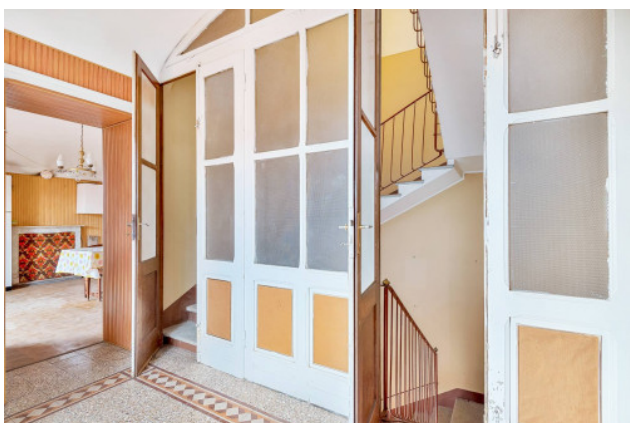
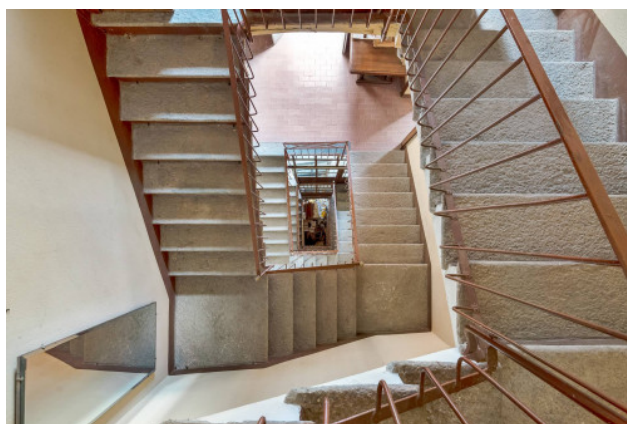
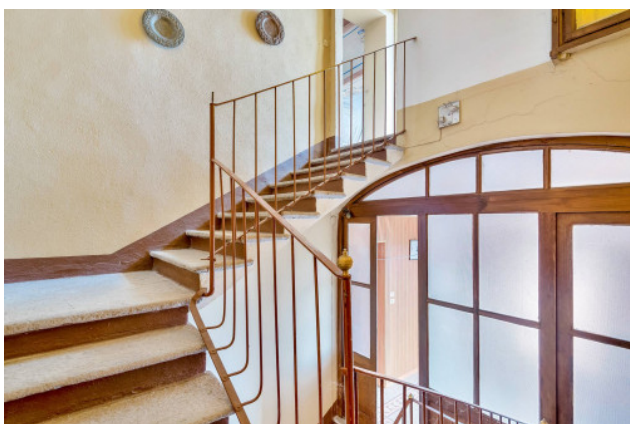
Shopping Centers

Municipal Offices



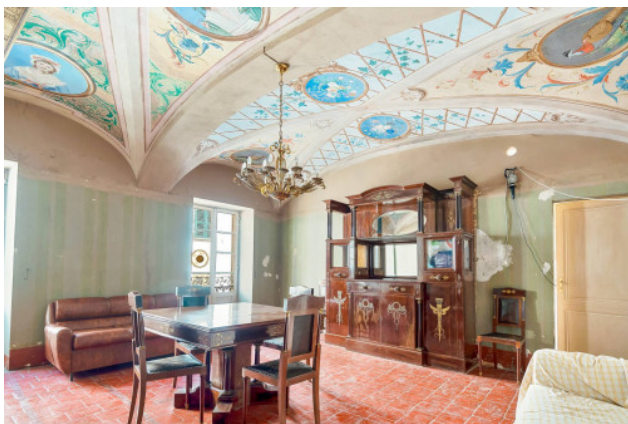
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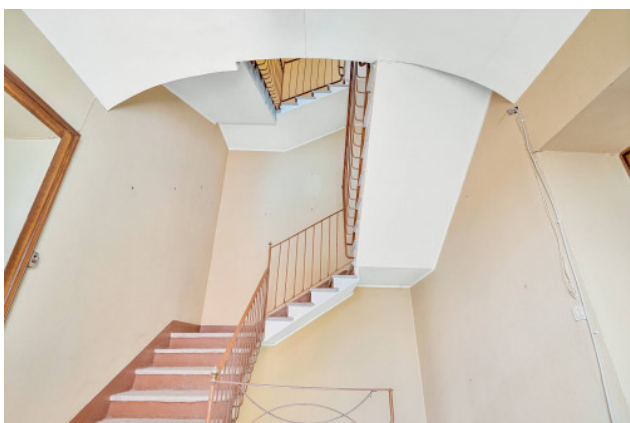
Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - Phone number 0776566289--077623036 Fax 077623036  
 info@alfanorealestate.com - <https://www.alfanoagency.it/en>  
 VAT 02679640603

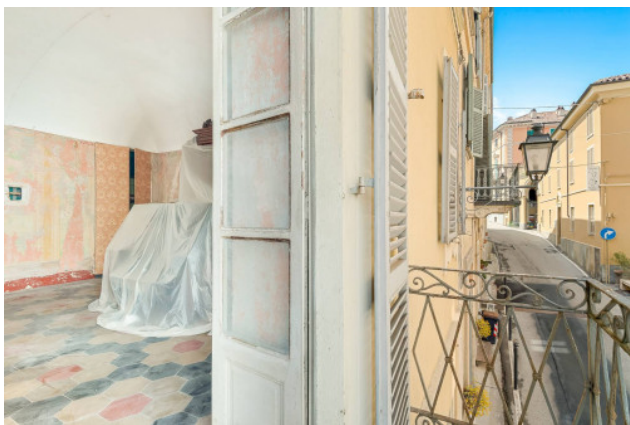


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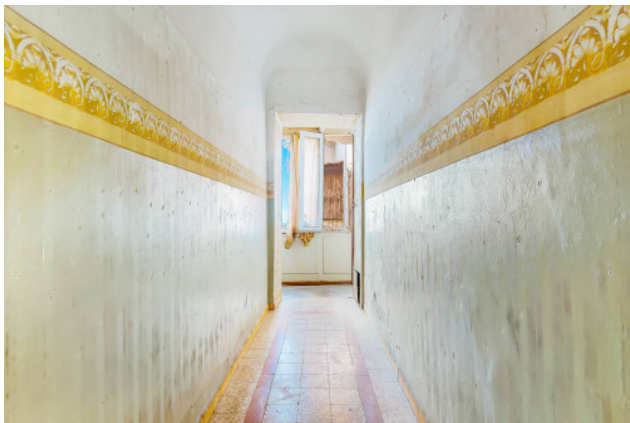






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