

HOMES IN PIEMONTE LOGO

Cascina - Castel Boglione

Property Ref: HIP001

€190,000

Original Piemontese farmhouse situated in Castel Boglione between Nizza Monferrato and Acqui Terme.

The house consists of 350 sq.m. on ground and first floors. There is also a garage space of 45 sq.mt.

Also included is a large piece of land, circa 5 hectares (50,000 sq.mt) - consisting of old vineyards, forest and uncultivated land.



Summary

Nestled high on a south facing hillside, this farmhouse offers great potential for a lovely home with magnificent views over the vineyards and hilltops.

The house requires a total renovation project including a new roof. The land requires some tidying up.

Current interior

On the ground floor to the right there is an old kitchen and sitting room leading to a large “cantina” (wine cellar) situated at the back of the house which still has a number of the old “Barriques” and other wine making equipment in place. All the ceilings are vaulted in brick with a combination of old wooden beams and newer steel bars. To the left on the ground floor is a large area which would have been used for animals and farming equipment. The food trough is still in place. This room has a concrete floor and also has vaulted ceilings.

Original stone staircase leading up to the first floor which consists of 4 interconnected bedrooms, offering good space for new en-suite double bedrooms. The front rooms all have the same magnificent views. The space on the left hand side of the house is currently the “fienile” (hayloft) with good floors and visible wooden roof beams. This space is not currently accessible however a renovation project will naturally incorporate this large and charming space into the living area. The two large arched windows of this space will command fantastic views.

Adjacent to the original house is a newer side building currently used as a garage. This space could potentially be incorporated into the living quarters if required.

There are water & electricity connections.

Current exterior

The small asphalt and gravel road leading to the house arrives at the large plateau in the front of the house, here is ample space for a terrace, swimming pool, garden and parking area.

Behind the house is a high wall made of “tufa” which is the rock-hard clay typical of this part of Piemonte. There are no less than 4 “crotins” (caves) carved out of this rock. These were originally used to dry crops and store salami, food, fruit etc. These are exceptionally well preserved and add a unique and original feature to this property.

There are also 2 old wells (now dry), of which one could possibly be renovated and incorporated in the garden design.

From the entire garden and from all the front rooms of the house there is a 180 degree view of the valleys of Castel Boglione.

Renovation ideas

In partnership with our Geometra we already have some ideas of how to transform this house into a charming home taking full advantage of the views across the Castel Boglione valleys.

The ground floor space can be opened to create a large kitchen / diner space with beautiful vaulted ceilings. Direct access to a completely private open terrace with views over the vineyards. A charming lounge area with wood burning stove and access to the wine cellar. There is also ample space to create storage room and ground floor bathrooms.

On the first floor we envisage 3 or 4 double bedrooms with en-suite bathrooms. Incorporating the hayloft into the project means that a huge living area or master bedroom with double height ceiling and exposed wooden roof beams can be created.

Some of the original floor tiles, doors, roof tiles and other original features of the house can be utilised in the renovation project along with the beautiful old barriques and wine press in the cantina.

On the exterior, the part of the old well might be able to be restored and incorporated in a swimming pool area design to provide outside dining areas and shady spaces. There will be plenty of space for a garden and a spacious turning circle for cars.

Cost (all prices are approximate and dependant on the scale of the renovation project)

The property including the land	€190,000
Local council fees	€10,000
Project renovation cost	€510,000
Standard size swimming pool	€50,000
Geometra / technical costs	€46,000
Legal costs / stamp charges	xxx
Estate agent commission @ 4% of sale price	€7,600
Translation services for final deed	€500

Distances:

To Acqui Terme 15 minutes

To Asti 30 minutes

To Alba 40 minutes

Airports:

Milan Airports 2 hours

Torino 90 minutes

Genova 90 minutes

Closest Supermarket:

Nizza Monferrato 10 minutes

Closest Ski Slopes:

Limone Piemonte 2 hours

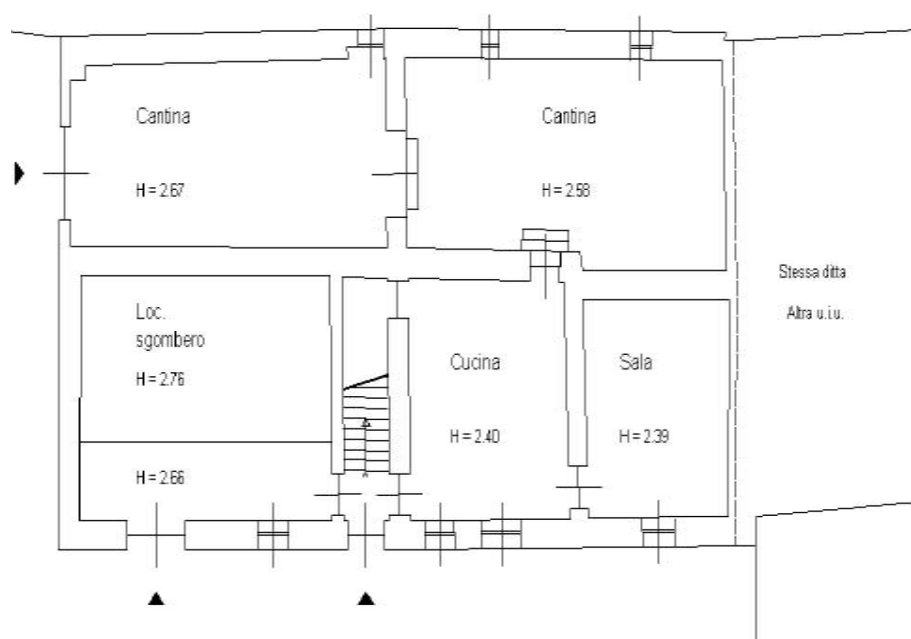
Closest Beach:

Savona 75 minutes

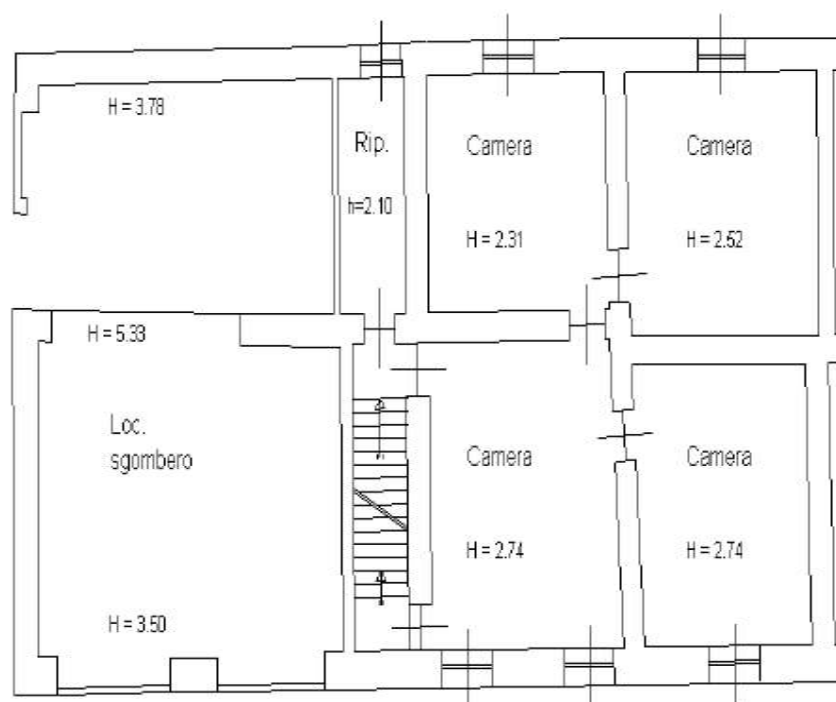
HOMES IN PIEMONTE (SMALLER LOGO ON SECONDARY PAGES)

Floor Plans

Ground Floor



First Floor



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Current Energy Classification: G



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