

Cascina Cinque Torre - Bubbio

Property Ref: HIP011

€260,000 – subject to building permit

Throughout the Monferrato and Lange-Roero regions you find beautiful rolling hills covered in vineyards and with small hilltop villages and castles dotted around. An amazing landscape which has recently been included in the UNESCO world heritage list of areas deserving special protection.

But even in this stunningly beautiful landscape there are small corners which offer something extraordinarily beautiful. And this small project is exactly one of these truly outstanding places.

Surrounded by 10,000 sq.mt. of Moscato wine yard, and with the closest neighbour being a century old church, you will have views of the vineyards, the Belbo River as well as the 5 principle towers of the Bormida vally.

This will be a small but amazing home.



The current building

Principally this project consists of 10,000 sq.mt of well maintained Moscato wine yard with a typical Ciabot. A Ciabot is best described as a “work shed” and this particular 2 storey Ciabot is built in Lange stone with just one small room on each floor - totalling 32 sq.mt.!

A communal road leads directly from the village of Bubbio to the neighbouring “Chiesa San Grato” and from this point onwards a small private road provides access to the property.

Water and electricity is already on the premises and communal gas supply for heating is on readily available just outside the land.

The vision

The key challenge to this project will be to secure a planning permission with as much habitable space as possible. Our Geometra and his colleagues are currently considering ways of maximising the possible build project which will then be discussed with the local commune.

Based on the current discussions the future build is likely to consist of somewhere between 70 and 105 sq.mt. plus various outdoor spaces, terraces and a swimming pool. The layout has not yet been developed so your ideas and contributions can be fully incorporated.

The location and the views from this property will fully make up for the administrative challenges this project presents.

Contact us for an update on this unique project.

Cost (all prices are approximate and dependant on the scale of the renovation project)
All prices are quoted excluding VAT

App. 10,000 sq. mt. of well maintained Moscato wine yards + a 32 sq.mt. Ciabot.	€260,000 (offers will be made subject to building permit)
Geometra / technical costs	8% of project costs
Estate agent commission	4% of sale price
Translation services for final deed	€600

Distances:

Towns:

To Acqui Terme 30 minutes
 Barolo 60 minutes
 To Alba 60 minutes

Airports:

Milan Airports 125 minutes

Closest Supermarket:

Canelli 20 minutes

Closest Ski Slopes:

Limone Piemonte 130 minutes

Closest Beach:

Savona 75 minutes

Torino 105 minutes
Genova 85 minutes

Location Map



Current Energy Classification: G



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