

Home in the forest – Vaglio Serra

Property Ref: HIP019

€98,000

In the charming valley connecting Vinchio, Vaglio Serra and Incisa Scappacino this semi detached house is currently under renovation. Once finished it offers a practical and modern living space while retaining most of the traditional features such as the Piemontese balcony and the beautiful vaulted ceilings.

For nature lovers and hikers this place is a paradise as the property is surrounded by nature and neighbours the 200 hectare Val Sarmassa Nature Reserve with its rich flora and fauna. The Reserve includes hills and valleys with forests of chestnuts and oaks, and undergrowth populated by hawthorns, dog roses, honeysuckles, wild blackthorns and flowers like primroses, anemones, violets and purple orchids.



Summary

Once completed, this two storey house will offer a good sized kitchen / dining room with a fire place as well as a living room and toilet on the ground floor. A nice wide staircase leads up to the second floor where the current plans anticipate the creation of a master en-suite bedroom and a further two good sized bedrooms, a bathroom and a utility room.

As the renovation is ongoing there is still time to take the future owner's ideas, designs and personal preferences into account.

Current exterior

The property is accessed via a public road which leads to short private drive up to the property. Here you are in walking distance of the popular Vincho Vaglio Wine cooperative which offers free wine tasting every weekend. A meeting place for all the locals. One can purchase good quality wines and local artisanal products at very affordable prices.

The house is located at the foot of a steep hill which leads up to the very border of the Val Sarmasa Natural Reserve. As the hill leading up to the Natural Reserve is steep the current owner has constructed a retaining wall at the back of the house. There is a good space between this retaining wall and the house.

In the front of the house the land is flat with sufficient space for a garden, terraces and parking. A wall between this house and the adjacent property give a good degree of privacy while in the garden or the terrace. From here you can see part of Vaglio Serra village

Electricity, water and public gas for heating is available on the property.

Anticipated final project

The current plan is to create a ground floor consisting of a central entrance providing access to a good sized kitchen / dining room which will have direct access to a terrace and the garden. These rooms will have beautiful old vaulted ceilings.

Likewise on the ground floor the idea is to create a separate living room with fireplace and access to a bathroom.

Current Interior

The current owner has secured a building permit and therefore started the renovation work. At the moment the interiors have been cleaned out, exposing the internal brickwork which is all sound and solid. A new and fully insulated floor has been created. The existing roof is of good quality and completely water-tight.

The next step is to start work on the interior layout, plumbing and electricity. The new owner can have full influence on the layout and design. While most of the windows can be retained it is likely that a few need to be changed and that the front door also needs replacing.

A wide central staircase leads up to the first floor where the idea is to create a very large master bedroom with a luxury bathroom on the one side of the stairs while 2 double bedrooms, a bathroom and a utility room will be available on the other side of the staircase. These double bedrooms will have access to a traditional Piedmontese balcony from where this are some views of the valley and the hilltop village of Vaglio Serra. All rooms on the first floor have traditional vaulted ceilings.

Once finished this house will offer really good value for money.

Cost (all prices are approximate and dependent on the scale of the renovation project)	
<u>All prices are quoted excluding VAT</u>	
Finished project consisting of a newly renovated 150 sq.mt. kitchen / diner, living, 3 bedroom, two bathroom house and app. 6,500 sq.mt. of land.	€195,000
<i>Alternatively the property can be acquired "as is" for €95,000 (depending on how advanced the building project is)</i>	
Geometra / technical costs	8% of project costs
Estate agent commission	4% of sale price
Translation services for final deed	€500

Distances:

Towns:	Closest Supermarket:
Asti 30 minutes	Nizza Monferrato 15 minutes
Nizza Monferrato 15 minutes	Closest Ski Slopes:
Alba 40 minutes	Limone Piemonte 120 minutes
Airports:	Closest Beach:
Milan Airports 95 minutes	Savona 90 minutes
Torino 80 minutes	
Genova 80 minutes	

Location Map



Current Energy Classification: TBC



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