

# Let's build your Dream House in the middle of vineyards



this could be the view

# At one glance

**Location:** Piedmont, Cessole

**Total land:** approx. 40.000 m2

**Living surface :** approx 250 m2

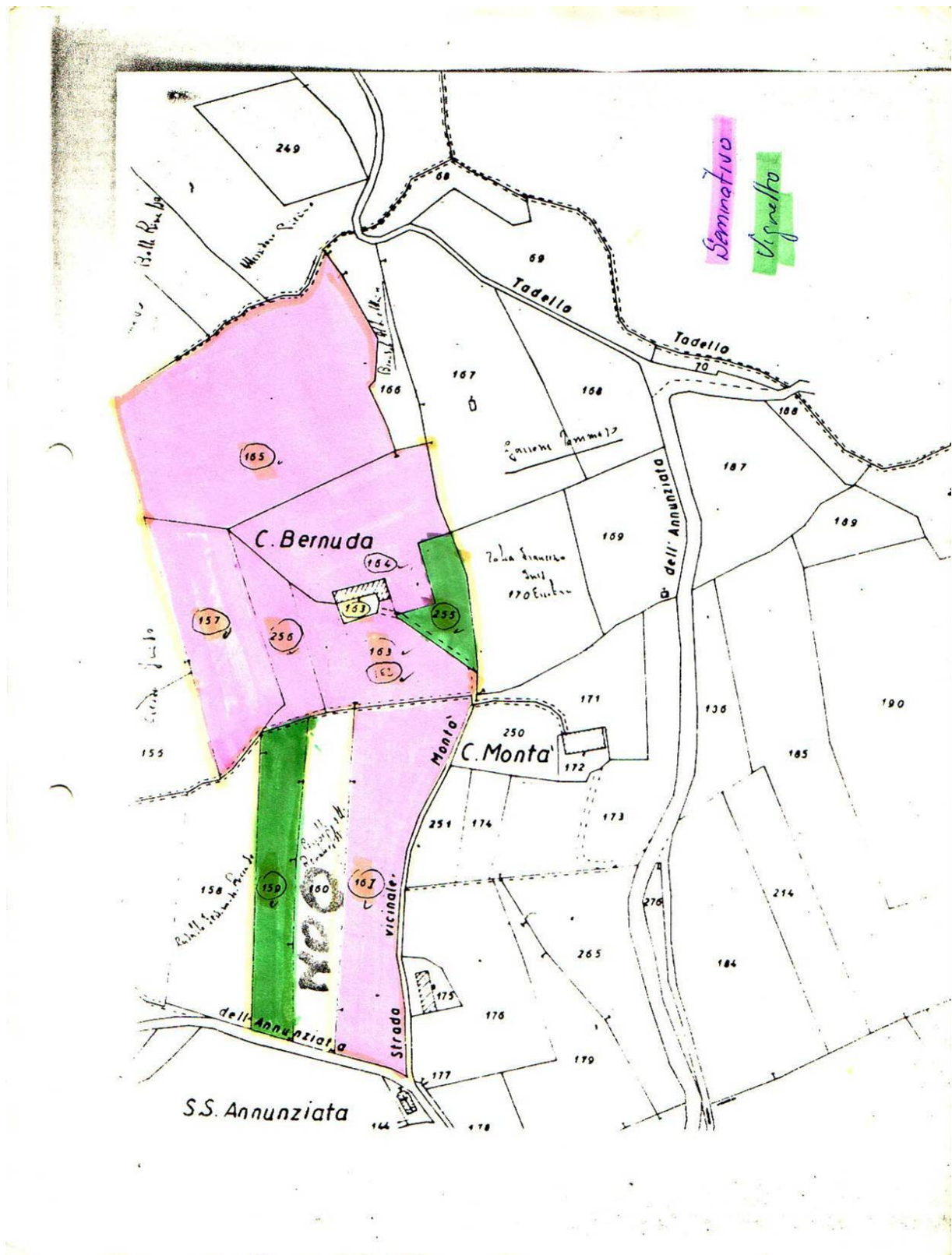
**State:** Ruin, vineyards

**Price:** €70'000

**legal Situation:** Building rights



**Once a stately farmhouse with a tower, tomorrow your dream come true**



catastral plan: red seminativo (arabal land), green vineyard



# Description

La dolce vita

The existing object is a collapsed farmhouse with a tower. To describe the new construction is a matter of your creativity. The outside structure must be in classical piedmont's style (stone work) the interior can be anything from old rustic to top modern. A new construction can contain 15 – 20% more surface than the original house. At a square meter price of € 1.75 this is a steal. Savings towards the new Home.



**Dolcetto d`Asti and more....**

# Location of the property in the Piedmont



From Malpensa Airport, Cessole can be reached in a 2 ½ Hours drive.

Since quit a while, the Piedmont is no longer a secret tourist place. Natural landscapes with rural live are still predominant. Culinary and historical Cities like Asti, Alba and Aquir Terme are within a short driving range. Even a day at the beach is within easy reach. The 40.000 m2 property rest almost at the bottom of the hill that is covered with vineyards. The location is most favoured with sunshine from dawn till dusk. The lower part of the property would be perfect for the horses..

Approximately 7000 m2 of the plot are planted with Dolcetto d'Asti DOCG and produce about 2000 litres of wine per year. Be it a for a pastime winemaker, retirement with a touch of gardening or just a bon vivant or dreamer, on this property all sorts of a way of life are possible.

The list of culinary specialities is endless. From a Roast in Barolo wine to the eight course Dinner with only mushroom dishes, from sumptuous Barbaresco to fresh fruity Bracchetto, the Piedmont holds 12 varieties of registered sorts of wine, the recipes for fine food fill whole bookshelves.

# Sales details

Price

Euro 70.000,-

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Taxes, notary and register fee must be paid by purchaser, the commission by the seller as stipulated by Italian regulations.

Availability upon agreement.