

## Farmhouse with private residence in a hilly position



Price on request









Ref. RH2309

### Contact us

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 Surface <b>600,00 sqm</b>	 Rooms <b>6</b>	 Bedrooms <b>4</b>	 Bathrooms <b>3</b>
 Energy label <b>F</b>	 from Milan <b>72</b>	 Altitude <b>200,00 m asl</b>	 Green <b>49600</b>

Country houses are places that enchant, invite you to quiet, to the pleasure of feeling surrounded by nature, atmospheres that give feelings of joy, well-being and freedom. The other ingredient is silence, being able to isolate oneself not to be alone, but also to share, with whom we really want, our life.

This agricultural farm of 5 hectares, 1 of which is a vineyard in production, is one of these places, located in a favorable position for those who do not want to stray too far from the city centers; we are located on the first hills of Castel San Giovanni, in the province of Piacenza on the border with the nearby Oltrepò Pavese.

We climb the first hills towards the area of "Creta", near "Castel San Giovanni", we leave the main road and reach the gate of the property crossing a dirt road of about 200 meters. **So much greenery and what a beautiful portico**, there are three buildings: the **formwork** used as a garage/storage, in the center the building of the large portico, above a covered terrace in a more private position the main residential building.

We catch a glimpse of the vineyard right in front of us, a few fruit trees as we prepare to enter the house. The ground floor opens onto a double living room, a fireplace, windows overlooking the garden and a fully equipped kitchen. Also on the ground floor we have a laundry area, cellar and bathroom arranged before the stairs that go up to the upper floor. The sleeping area is all on the first floor, 4 bedrooms, a study with fireplace, two bathrooms. For those who want to devote themselves to agriculture for profession or pleasure, there is a rainwater storage system and **artesian well**.

Our opinion is that the property is a real oasis, flexible to different uses, where some small routine maintenance is needed, but the property is usable immediately.

For any other information we are available, for an inspection, only if you are really interested.

Extras: Portico 100sqm, Covered Terrace 100 sqm, Artesian Well

Land: 5 HA Agricultural land - wich 1 HA is vineyard in production