

Farmhouse for sale in Toirano

€ 450.000

Ref. 38601013-297



310 sq.m. | Bathrooms: 2 | Bedrooms: 5 | Rooms: 12

EXCLUSIVE HISTORIC FARMHOUSE: A UNIQUE OPPORTUNITY IN ONE OF THE "MOST BEAUTIFUL VILLAGES IN ITALY"

Nestled in the timeless charm of one of Italy's most picturesque villages, we offer for sale a rare historic farmhouse, located in one of the most sought-after locations in the Ligurian hinterland. This property is more than just a house, but a piece of history waiting to be restored to its full splendor.

With a large retail space and generous ancillary spaces, the property offers extraordinary construction and architectural potential for anyone wishing to create a custom home or carry out a high-end project.

COMPOSITION AND SPACES:

Ground Floor (Access and Services): This level features five large cellars, ideal for parking, storage, an atmospheric wine cellar, or utility rooms, offering a versatility rarely found in a historic center. First Floor (Residential): Currently housing two apartments, perfect for combining into a single prestigious residence or maintaining them as separate units. The true highlight is the large 40 m² terrace overlooking the garden, an outdoor space of rare livability and charm. Attic (The Great

Potential): A spectacular 150 m² attic, a significant volume offering enormous potential for transformation into a spectacular living area or additional residential spaces, characterized by unique heights and creative potential. Outdoor Spaces: A wonderful 600 m² plot of land distributed across a single level, an absolute rarity in the context of historic villages. A private oasis where you can enjoy privacy, greenery, and relaxation, with the convenience of parking spaces available right outside the front door.

THE PROJECT:

The entire property is in need of complete renovation. This represents a competitive advantage for the buyer: a "blank canvas" on which to work with conservative or modern restoration techniques, taking advantage of the large spaces and period structure to create a one-of-a-kind property with extremely high real estate value.

STRENGTHS:

Exclusive Location: Located in one of Italy's most beautiful villages. Rare Sizes: Two internal floors, 600 m² of flat land, and a 40 m² private terrace are extremely rare in the historic center. Versatility: Perfect both as a luxury private residence and as an investment/subdivision. Potential: The large attic space (150 m²) and the layout of the rooms allow for complete architectural customization.

Don't miss the opportunity to own a property with such a distinctive personality. Contact us today to learn more about this exclusive project and arrange a viewing.

Certification

Energy Class: G

Features

Code: 38601013-297	Reason: Sale
Categoria: Farmhouse	Address: Mainero
Zip Code: 17020	Municipality: Toirano
Total Square Meters: 310 sq.m.	Bedrooms: 5
Bathrooms: 2	Rooms: 12
State of Preservation: Be Restored	: 4
covered parking space: 2	Parking: Carport
Age Construction: 1800	Current Status: Free to sell
: endowed	Balconies: endowed, 16 sq.m.
Terrace: endowed, 30 sq.m.	Terrain: endowed
Cellar: endowed	: endowed
Garden: Private	Kitchen: Regular Kitchen
Terrace : 40 □	Tv Antenna
Porch : 16 □	Tv SAT
Closet	Wooden Window Frames
Aluminum Frames	Shutters : wood

Nearby

Gyms	Spa
Football Fields	Fitness Centers



Tennis Courts	Playgrounds
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	Restaurant
Golf Club	Equestrian club
Highway	Shops
Bus stop	public parking
Supermarket	Outdoor
Park	Pine grove
Wood	Hotels
B&B	medical practice









