

a Fontaneto d'Agogna

€ 99.000

Ref. 2717



220 sq.m | : 2 | : 3 | : 4

Portion of a farmhouse with exposed beams, a fireplace, a covered terrace, and 2,000 square meters of land in Fontaneto d'Agogna. In Fontaneto d'Agogna, just minutes from Borgomanero, we offer for sale a large portion of a 219 sq m farmhouse on two levels, with a covered terrace, a covered parking space, and approximately 2,000 sq m of land. A house full of character, to be customized to your taste. The ground floor houses the living area. The large eat-in kitchen features exposed wooden beams, solid wood cabinetry with stone countertops, a gas stove with oven and wood-burning stove, and is bright thanks to large windows overlooking the green private garden. The spacious living room, with a brick fireplace, is perfect for autumn and winter evenings. A bathroom completes this level. A wooden staircase with exposed brick pillars leads to the upper floor. The sleeping area includes three bedrooms and a second bathroom. The bedrooms open onto a large covered terrace overlooking the greenery and courtyard: ideal for al fresco dining and relaxing, even on less sunny days. Surrounding the property are approximately 2,000 square meters of private land, offering space for a garden, vegetable garden, orchard, or play area: a rare asset for those seeking freedom and privacy just steps from Borgomanero's amenities. A covered parking space completes the property. The property requires modernization: an excellent opportunity for those wishing to create their own home starting from generous spaces and valuable elements of rural tradition (beams, wooden window frames with shutters, terracotta tiles, fireplace). Position Fontaneto d'Agogna (NO) is easily connected to Borgomanero, with schools, shops and services, and to the main routes towards Lake Orta, Lake Maggiore and Milan.

Certification

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Property Informations

---> **Indirizzo** <---: cascinetto, 17

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---> **camere** <---: 3

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---> **bagni** <---: 2

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---> **Locali** <---: 4

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