

Mansion / Manor House for Sale to Piana Crixia Zone: Pontevecchio



300 square meters | Bathrooms: 3 | Bedrooms: 4 | Rooms: 10

Langhe Liguri: the inland of the Ligurian Sea can be reached in about 25 minutes. It is close to Alba and culinary and wine making delights, not far from the ski facilities of Prato Nevosi and Limone Piemonte. Surrounded the natural setting of the Regional Park of Piana Crixia, the beautiful property consists of a residential building and another service building surrounded by a plot of land that is completely enclosed by fencing. The buildings are in an elevated position and boast a wonderful view. They can be reached from the asphalt public road and are characterised by a wonderful sense of privacy yet are very close to all services that can be reached on foot. The main residential building is an old renovated house. The original features have been conserved yet the structure and the internal finishes have been completely redone in a tasteful and high quality manner. The building covers two floors that can both be accessed by the ground floor. The upper section has two entrances and a series of different internal levels that create movement and convey a sense of originality. There is a delightful cooking area that is very spacious and well-organised, followed by the living and dining room. Another room/studio, three bedrooms, two bathrooms and a landing complete the space. The double-glazed wooden windows are sited overhead. The flooring is tiled and the bathrooms feature ceramic tiles. The finishings are all high quality. This area leads to the lower floor with an interior staircase. The lower level is also directly accessible from the outside as the entire space is open to the exterior with the exception of one blind wall. The stair leads to a beautiful cellar featuring the old vault in original stone and then a stupendous tavern with a living and dining area and large fireplace. This section communicates with

a large landing where there is also a direct entrance from the exterior ground floor. The landing leads to a bedroom and a lovely bathroom. The finishes in this section are also high quality and well balanced, the arched wooden windows and the entrance door all feature double glazing. The entire residence will be sold with the furniture present with the exclusion of a few pieces.

The second building is located in the courtyard opposite the main buildings. It is an old hayloft /warehouse that has been renovated with new exposed chestnut roofing. Internally it measures 40 m² and is full-height so could be converted into a loft space. It needs to receive urban planning permission but could become a lovely guesthouse. The adjacent lot measures 2,900 m² and is entirely fenced with two entrances, one reached by foot and the other by car, accessed by a lane leading to the house. The remaining lands is lawn, garden and vegetable plot. A well is also present. Drinking water is obtained from the public supply. It has electrical and gas power that can also be used for the independent heating system that is separated over the two floors. It is connected to the public sewerage system.

Property details

Reference code: 5013	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Mansion / Manor House	Region: Liguria
Province: Savona	Municipality: Piana Crixia
Zone: Pontevecchio	Price: € 225.000
Total sqm: 300 square meters	Bedrooms: 4
Bathrooms: 3	Rooms: 10
State of conservation: Great	Floor type: On two levels
Total floors: 2	Central heating: Self regulating
Parking space: Covered	Current condition: Empty at time of deed
Available: Yes	Garden: Private, 2.500 square meters
Distance to sea: 25.000 meters	Kitchen: Habitable

Features

TV antenna: Autonomous	Closet	Cellar: 5 m ²
Fireplace	Electrical system: Up to code	Shower
Wooden frames	Blinds	Terrain type: Not specified
Additional positions: In the countryside	View	Water: Municipal
Sewerage: Communal	Vegetable garden	Gas: Natural gas
Well	Roof	Light
External area	Parkingspace	Garage
Flooring	Distance to sea	Distance to ski resorts
Distance to hospital	Water bath	Terrain: 2500 m ²

Nearby

Gyms	Spas	Soccerfields	Sport complexes
Tenniscourt	Cycle paths	Playgrounds	Railway station

Public transport	Kindergarden	Elementary school	Middle school
High school	Bar	Postal offices	Commercial center
Municipal offices			













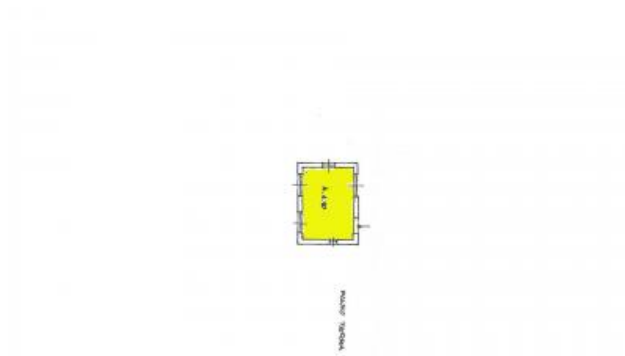
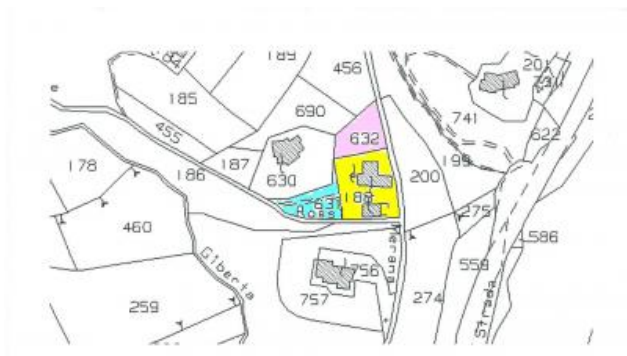
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