

## House for Sale to Piana Crixia Zone: Praie



### **250 square meters | Bathrooms: 1 | Bedrooms: 4 | Rooms: 11**

Piana Crixia in the Ligurian Langhe, behind the Savona coast, which can be reached in about 25 minutes, in an inhabited hamlet, close to all services, which can be reached in 10 minutes on foot, a beautiful semi-detached house but without any passive servitude or communion with other buildings. In fact comparable to the independent. The house stands on a small square, partly owned, overlooked by other houses in the hamlet. The whole compendium is in the middle of the green countryside of the hinterland and meadows and fields all around are less than a hundred meters away. The facade is in good condition, in white concrete screed.

The house is spread over 3 floors, on the ground floor a part of the cellars, garages, warehouses, rooms for taverns and summer kitchens for preparing jams or sauces. Also on the ground floor is a makeshift toilet.

On the first floor which is accessed via two entrances, both from an external staircase, we find a kitchenette, a large living room, 3 bedrooms, a bathroom and a large hallway from where the internal staircase leads to the attic.

On the attic floor a single huge room with window, very high in the center.

The conditions of the building are excellent, the roof in concrete, no traces of humidity or cracks. The interiors date back to the 80s and could be customized but the house is perfectly habitable.

Electric light, municipal water. municipal sewerage, methane gas at the door.

Ceramic floors, single glazed but beautiful wooden windows.

Very suitable both as a first home and as a holiday home considering the proximity to the sea and the Piedmontese Langhe area with which the town borders.

## Certifications

Energy Label:

## Property details

Reference code: 5237

For Sale/For Rent: Sale

Type (Apartment, villa, etc): House

Region: Liguria

Province: Savona

Municipality: Piana Crixia

Zone: Praie

Price: € 47.000 negotiable

Total sqm: 250 square meters

Bedrooms: 4

Bathrooms: 1

Rooms: 11

State of conservation: Good

Central heating: Self regulating

Current condition: Empty at time of deed

Available: Yes

Balconies: Present, 2 square meters

Distance to sea: 25 meters

Kitchen: Habitable

Box: Single, 20 square meters

## Features

Terrace: 8 m<sup>2</sup>

TV antenna: Autonomous

Closet

Cellar: 40 m<sup>2</sup>

Fireplace

Electrical system: Up to code

Shower

Wooden frames

Blinds

Additional positions: In the village

Acces

Water: Municipal

Sewerage: Communal

Gas: Natural gas

Roof

Light

External area

Parkingspace

Garage

Flooring

Distance to sea

Distance to ski resorts

Distance to hospital

Water bath

## Nearby

Gyms

Spas

Soccerfields

Sport complexes

Tenniscourt

Cycle paths

Playgrounds

Railway station

Public transport

Kindergarden

Elementary school

Middle school

High school

Bar

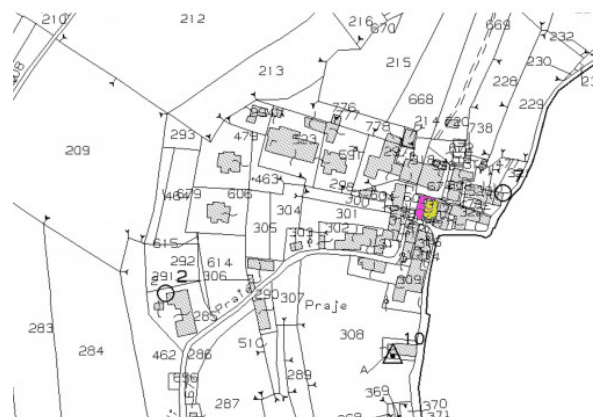
Postal offices

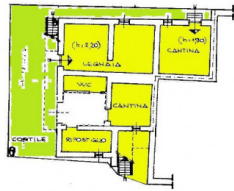
Commercial center

Municipal offices

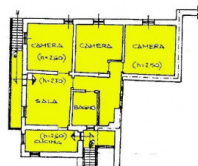




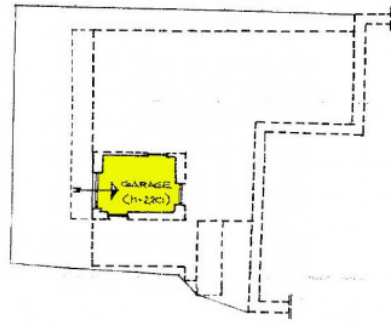




PIANO TERRA



PIANO PRIMO



PIANO TERRA

Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

**Immobiliare IPI**

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