

## House - Semi-detached for Sale to Piana Crixia



### 110 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5

Piana Crixia, Ligurian Langhe, 30 minutes from the beaches of the Ligurian Sea, we offer a housing solution in a semi-detached house but similar to an independent one as it does not have any type of servitude or communion. The house is very convenient to all services within walking distance and can be both a first home and a second convenient one for reaching the sea or experiencing the hills of the Ligurian Langhe hinterland. On the border with the regional park of the Liguria region which protects an area with characteristic gully formations and an extraordinary variety of fauna and flora (13 types of orchids) and full of pedestrian and hiking tourist routes, the house is in excellent condition and immediately habitable. It consists of two floors with a nice room on the ground floor used as a tavern with a boiler, well renovated, with heating and well tiled. From the stairwell you then access the upper floor where there is a kitchen, a living room, two bedrooms, a bathroom and a terrace. Outside there is a small private area where you can park your car. The house has been renovated with great quality and is still in very good condition, the floors are in ceramic and wood, the staircase in granite and the bathroom itself in ceramic. Independent radiator heating powered by methane, electricity, municipal water, methane, municipal sewerage. Great opportunity in relation to quality-price.

### Property details

**Reference code:** 5262

**For Sale/For Rent:** Sale

**Type (Apartment, villa, etc):** House - Semi-detached

**Region:** Liguria

**Province:** Savona

**Municipality:** Piana Crixia

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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**Price:** € 43.000 negotiable

**Total sqm:** 110 square meters

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 5

**State of conservation:** Good

**Floor type:** Multi-story

**Total floors:** 2

**Central heating:** Self regulating

**Parking space:** Open

**Current condition:** Empty at time of deed

**Available:** Yes

**Terrace:** Present, 10 square meters

**Distance to sea:** 30 meters

**Kitchen:** Habitable

**Box:** Single

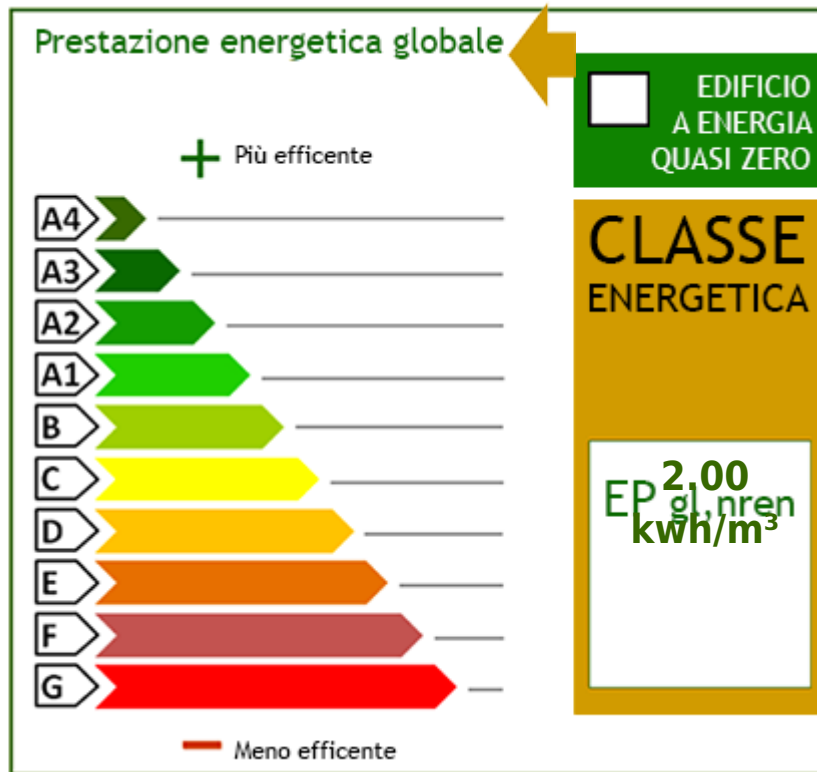
## Features

Terrace: 10 m <sup>2</sup>	TV antenna: Autonomous	Closet
Cellar	Terrace: 10 m <sup>2</sup>	Fireplace
Parquet	TV antenna: Autonomous	Closet
Cellar	Electrical system: Up to code	Fireplace
Jacuzzi	Parquet	Shower
Wooden frames	Electrical system: Up to code	Aluminium frames
Jacuzzi	Blinds	Shower
Wooden frames	Terrain type: Hilly	Aluminium frames
Acces	Blinds	Water: Municipal
Terrain type: Hilly	River/Stream	Acces
Sewerage: Communal	Water: Municipal	Gas: Natural gas
River/Stream	Roof	Sewerage: Communal
Light	Suitable for two families	Gas: Natural gas
External area	Roof	Parkingspace
Light	Garage	Suitable for two families
External area	Flooring	Parkingspace
Distance to sea	Garage	Distance to ski resorts
Flooring	Distance to hospital	Distance to sea
Water bath	Distance to ski resorts	Distance to hospital
Terrain: 400 m <sup>2</sup>	Water bath	Terrain: 400 m <sup>2</sup>

## Nearby

Gyms	Spas	Soccerfields	Sport complexes
Gyms	Tenniscourt	Spas	Cycle paths
Soccerfields	Playgrounds	Sport complexes	Railway station
Tenniscourt	Public transport	Cycle paths	Kindergarden

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









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