

## Villa / House for Sale to Spigno Monferrato



### 200 square meters | Bathrooms: 3 | Bedrooms: 4 | Rooms: 6

Spigno Monferrato, in the tranquility and the nature of the Monferrato/Langhe area, 40 km from the Ligurian sea, in a hamlet inhabited but with good privacy we propose this beautiful property. Access from an asphalted road that leads to the courtyard of the house. Here there is also a small park with stone fence, now partially paved, which could become a nice swimming pool. The building is an old stone house, completely restored in a very careful way and with conservative details. On the first floor, passing through a beautiful large terrace with brickwork dehor, there is access to a large living area with kitchenette, cosy living room and a large bedroom on the right side and a large bedroom on the left side with a generously sized private bathroom with shower.

Aluminium double glazed windows, partly wooden double glazed, new lacquered doors, laminate and partly 60's floors, access to to the part below where there is a small service bathroom. On the ground floor, another large bathroom with shower and toilet, a playroom with two beds and another very large room on the courtyard level.

Everything is beautifully finished, with laminate flooring and pastel coloured walls. Heating system with radiators on the ground floor (no boiler). Electrical system, roof in excellent condition, redone new with partially exposed beams.

### Property details

Reference code: 5414

For Sale/For Rent: Sale

Type (Apartment, villa, etc): Villa / House

Region: Piemonte

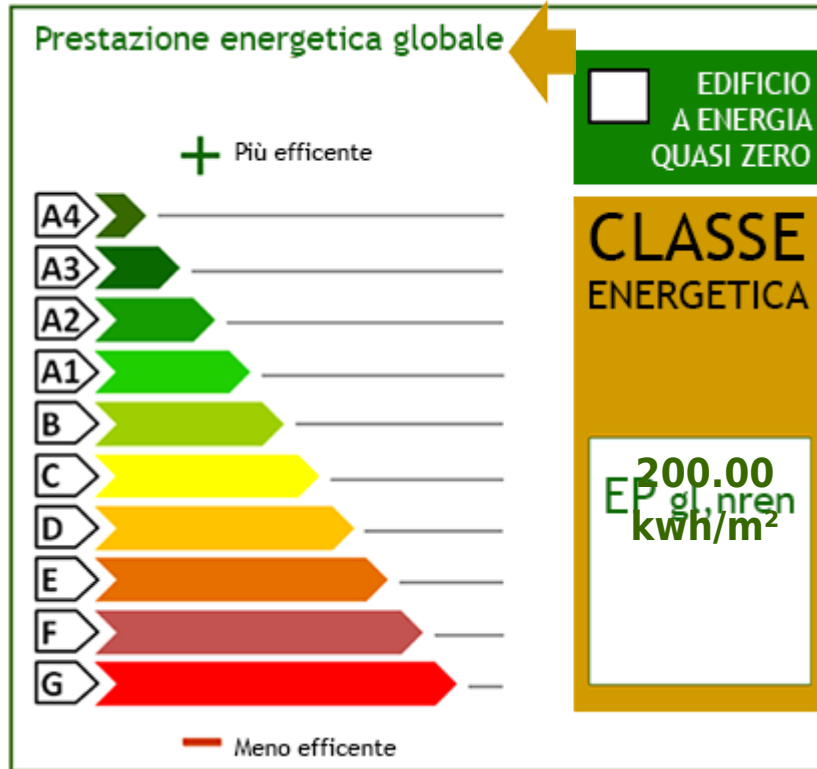
<b>Province:</b> Alessandria	<b>Municipality:</b> Spigno Monferrato
<b>Price:</b> € 195.000 negotiable	<b>Total sqm:</b> 200 square meters
<b>Bedrooms:</b> 4	<b>Bathrooms:</b> 3
<b>Rooms:</b> 6	<b>State of conservation:</b> Great
<b>Floor type:</b> On two levels	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Parking space:</b> Covered
<b>Building age:</b> 2012	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Balconies:</b> Present
<b>Terrace:</b> Present, 80 square meters	<b>Garden:</b> Private, 1.000 square meters
<b>Kitchen:</b> Habitable	<b>Box:</b> Single

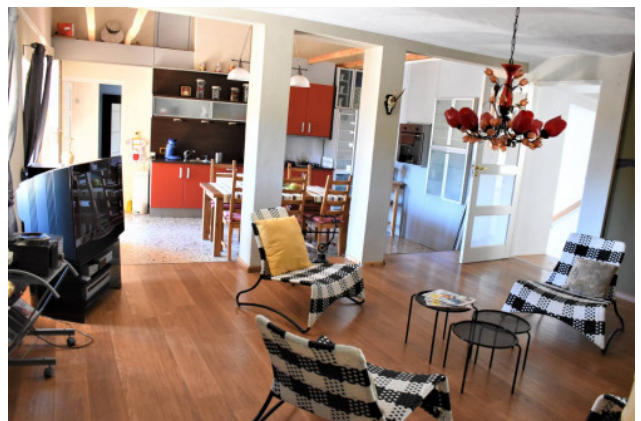
## Features

Terrace: 100 m <sup>2</sup>	Parquet	Electrical system: Up to code
Shower	Wooden frames	Aluminium frames
Blinds	Terrain type: Hilly	Additional positions: In the countryside
Acces	Water: Municipal	Sewerage: Imhoff septic
Roof	Light	Suitable for two families
External area	Parkingspace	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Water bath	Terrain: 1000 m <sup>2</sup>	

## Nearby

Soccerfields	Sport complexes	Tenniscourt	Cycle paths
Railway station	Public transport	Kindergarden	Elementary school
Middle school	Bar	Postal offices	Municipal offices





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

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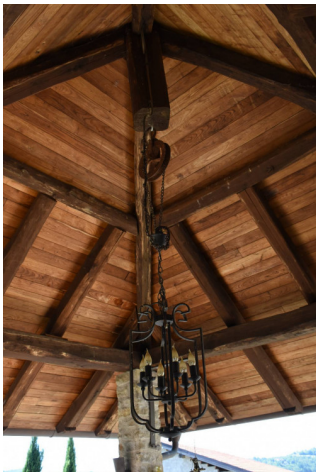
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