

## House for Sale to Niella Belbo



### 390 square meters | Bathrooms: 3 | Bedrooms: 4 | Rooms: 10

Alta Langa del Piemonte, Niella Belbo, in the center of the village, with a spectacular view of the mountains, for sale entire residential building on two floors above ground and basement. The house is divided into two apartments located on the mezzanine and first floor with a huge part in the basement as a garage, warehouse, cellar for various uses. The house is completely independent, detached from any other building and with a front and garden space of approximately 200 m<sup>2</sup> of land. The apartments have 80's finishes. The first on the mezzanine floor is reached by a flight of stairs which leads to the landing where a door gives access to a bathroom which can be connected to the apartment if desired. Entrance, kitchen, three bedrooms, living room, pantry, two terraces and bathroom. Tile floors, simple glass aluminum windows.

The other apartment is exactly the same but with a larger bedroom as it also includes the space that is occupied by the bathroom downstairs with access from the landing. The finishes are the same.

In the basement we have a huge room where we find all the service parts. Frontally garden land.

Municipal water, electricity, municipal sewage, telephone. Heating with a single system with municipal LPG radiators with thermostat for each apartment.

Beautiful view of the village below and the mountains.

It can be used both as a two-family house even for two unrelated family groups or even using one housing unit as a home and the other for short or even long leases.

### Certifications

#### Energy Label:

## Property details

<b>Reference code:</b> 5510	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> House	<b>Region:</b> Piemonte
<b>Province:</b> Cuneo	<b>Municipality:</b> Niella Belbo
<b>Price:</b> € 99.000 negotiable	<b>Total sqm:</b> 390 square meters
<b>Bedrooms:</b> 4	<b>Bathrooms:</b> 3
<b>Rooms:</b> 10	<b>State of conservation:</b> Decent
<b>Floor type:</b> On two levels	<b>Total floors:</b> 3
<b>Central heating:</b> Self regulating	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Terrace:</b> Present
<b>Garden:</b> Private, 200 square meters	<b>Distance to sea:</b> 60 meters
<b>Kitchen:</b> Habitable	<b>Box:</b> Triple, 50 square meters

## Features

Terrace: 15 m <sup>2</sup>	Terrace: 15 m <sup>2</sup>	TV antenna: Autonomous
TV antenna: Autonomous	Closet	Closet
Cellar: 50 m <sup>2</sup>	Cellar: 50 m <sup>2</sup>	Fireplace
Fireplace	Telephone system	Telephone system
Electrical system: Up to code	Electrical system: Up to code	Aluminium frames
Aluminium frames	Blinds	Blinds
Terrain type: Flat	Terrain type: Flat	Additional positions: Historic center
Additional positions: Historic center	Acces	Acces
View	View	Water: Municipal
Water: Municipal	Sewerage: Communal	Sewerage: Communal
Gas: GPL	Gas: GPL	Roof
Roof	Light	Light
Suitable for two families	Suitable for two families	External area
External area	Parkingspace	Parkingspace
Garage	Garage	Flooring
Flooring	Distance to sea	Distance to sea
Distance to ski resorts	Distance to ski resorts	Distance to hospital
Distance to hospital	Water bath	Water bath
Terrain: 200 m <sup>2</sup>	Terrain: 200 m <sup>2</sup>	

## Nearby

Gyms	Gyms	Spas	Spas
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Soccerfields	Soccerfields	Sport complexes	Sport complexes
Tenniscourt	Tenniscourt	Cycle paths	Cycle paths
Playgrounds	Railway station	Playgrounds	Public transport
Railway station	Kindergarden	Public transport	Elementary school
Kindergarden	Elementary school	Middle school	Middle school
High school	High school	Bar	Bar
Postal offices	Postal offices	Commercial center	Commercial center
Municipal offices	Municipal offices		

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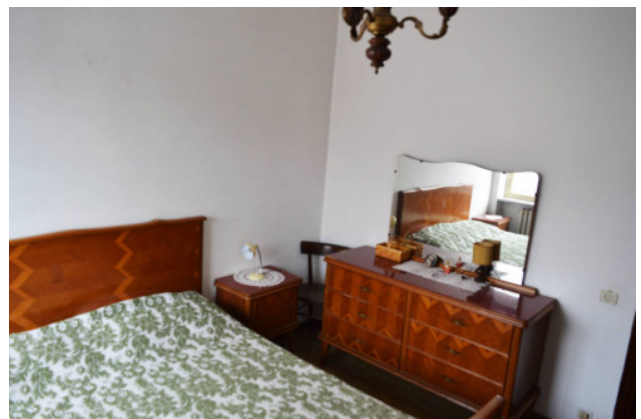
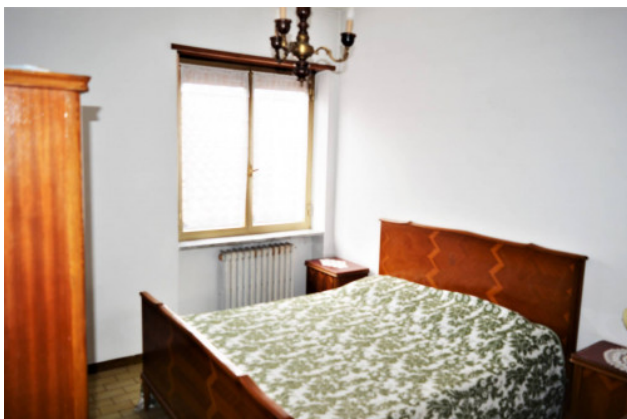
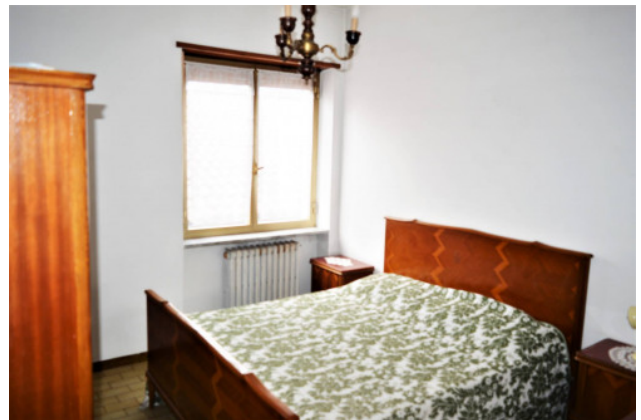
Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

**Immobiliare IPI**  
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