

# Country House (rustic) - Semi-detached for Sale to Dego Zone: Sugliani



**150 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 8**

The house is in the municipality of Dego, but is wedged in the Uzzone Valley in the heart of the Piedmontese Langhe, 15 minutes from Cortemilia, which is a UNESCO area for vineyards and hazelnut groves, and 40 minutes from Alba, the centre of the Langhe and symbol of the great red wines of Piedmont. The sea can be reached in 40 minutes and the ski slopes in 60. The house is on the edge of a well-populated hamlet reached by an asphalted road and all services are just over a km away in Scaletta Uzzone. Ideal therefore for tranquillity but very convenient for shops, restaurants, etc.

The property comprises buildings and land attached to the house.

The main buildings are 2, the first with the living part is structured on three levels with the second basement with stone cellars with a total of 2 rooms where excavation work had been started to increase the height. The ceiling slab was rebuilt in new concrete.

In the first basement there is a garage and two other rooms whose height has been reduced by remaking the floor slab. There are two large rooms, one with a window but the height is very low and not really compatible with a living situation, they are to be used as a deposit or warehouse. Large attic.

Finally ground floor with the living part with entrance hall, corridor that runs laterally along the whole house, kitchenette, bathroom,

living room a large bedroom and a small bedroom.

All in need of renovation, roof to be revised, grit floors, wooden window frames plain glass, shutters. The condition is mediocre, it could, after cleaning, be inhabited for holiday periods. To inhabit it well, fairly major work is required.

The second building is a beautiful traditional stone "chestnut-dry-house" with a circular plan. This type of building is very rare, as the old dryhouses are normally all rectangular in shape; it is in good structural condition and although not very large could be exploited.

Electric light, abundant spring water from the house's own spring system.

The house is well positioned and enjoys good views and privacy, it has access from an asphalted road from which an alley road runs around the building. The access road is also used by the neighbor who owns the neighbouring land of a former disused building adjoining the house.

30.000 m2 of land

## Certifications

### Energy Label:

## Property details

**Reference code:** 5561

**For Sale/For Rent:** Sale

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

**Region:** Liguria

**Province:** Savona

**Municipality:** Dego

**Zone:** Sugliani

**Price:** € 55.000 negotiable

**Total sqm:** 150 square meters

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 8

**State of conservation:** Mediocre

**Floor type:** On two levels

**Total floors:** 3

**Central heating:** Self regulating

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

**Available:** Yes

**Garden:** Private, 30.000 square meters

**Distance to sea:** 45 meters

**Kitchen:** Habitable

**Box:** Single, 20 square meters

## Features

Closet

Closet

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

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

Fireplace

Fireplace

Wooden frames

Wooden frames

Blinds

Blinds

Terrain type: Hilly

Terrain type: Hilly

Additional positions: In the countryside

Additional positions: In the countryside

Acces

Acces

View

View

Water: Private/well

Water: Private/well

Vegetable garden

Vegetable garden

Well

Well

Roof

Roof

Light

Light	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: 30000 m <sup>2</sup>
Terrain: 30000 m <sup>2</sup>		

## Nearby

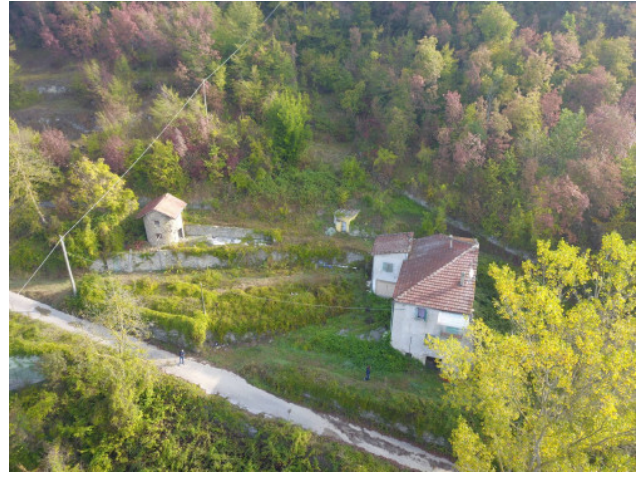
Gyms	Gyms	Spas	Spas
Soccerfields	Soccerfields	Sport complexes	Sport complexes
Tenniscourt	Tenniscourt	Cycle paths	Cycle paths
Playgrounds	Playgrounds	Railway station	Railway station
Public transport	Public transport	Kindergarden	Kindergarden
Elementary school	Elementary school	Middle school	Middle school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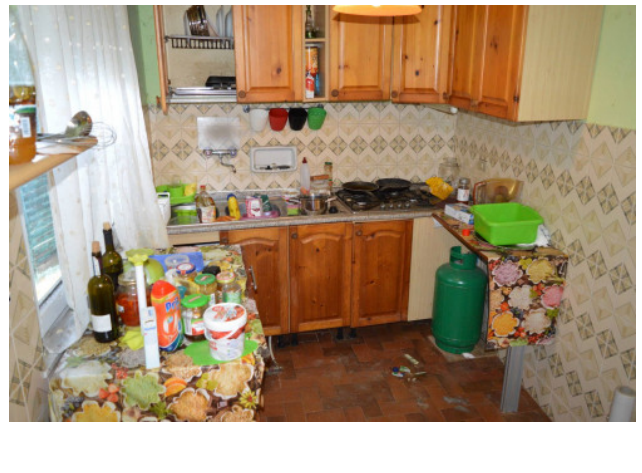
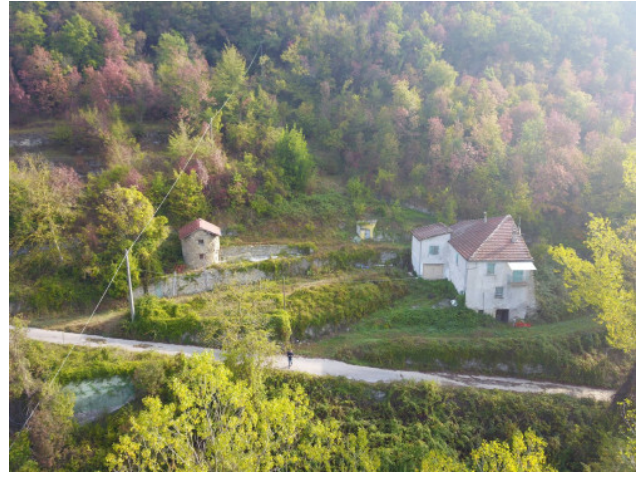
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