

## Villa / House for Sale to Pontinvrea



### **300 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 8**

In Pontinvrea for sale Villa in the town center with garage and completely fenced private garden. Entrance from both pedestrian and vehicular electric gate, pleasant external dehor with oven, all in the middle of a well-kept garden with fruit trees, external lighting, pool of water and some tool sheds. On the ground floor in the double garage we find a control unit for solar panels with a pellet and LPG boiler with additional solar panels; still laundry and storage area. Internal staircase that leads from the garage to the apartment, also accessible from an external staircase covered by a canopy.

Entrance into the living area on the corridor, living room with pellet fireplace and balcony that runs along the entire facade, kitchen with terrace, and two other bedrooms. 2000s bathroom with hydro shower with sauna.

Access to the upper floor via a wooden stairwell, where we find what could become a second apartment, consisting of three rooms, currently occupied by a bedroom, a workshop and a gym, and a bathroom.

At this level the finishes are less refined, with parquet, bathroom with 90s shower, wooden doors and double glazed aluminum windows. On the lower level instead marble floors, double glazed windows and in general greater care.

The property is in class A, completely insulated with vermiculite and insulation.

Anti-intrusion system, railings on the ground floor and satellite dish.

Garden all around on several levels for a total of 1000 square meters.

It is the will of the owners to detach themselves from the pellet boiler and proceed in the summer of 2023 with the installation of a heat pump with split for cold and heat electrically powered by solar panels.

If the property is sold before these works are completed, the budgeted amount of €10,000 will be deducted from the final price

## Property details

<b>Reference code:</b> 5602	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Villa / House	<b>Region:</b> Liguria
<b>Province:</b> Savona	<b>Municipality:</b> Pontinvrea
<b>Price:</b> € 320.000 negotiable	<b>Total sqm:</b> 300 square meters
<b>Bedrooms:</b> 4	<b>Bathrooms:</b> 2
<b>Rooms:</b> 8	<b>State of conservation:</b> Good
<b>Floor type:</b> Multi-story	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Parking space:</b> Open
<b>Building age:</b> 1970	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Balconies:</b> Present
<b>Terrace:</b> Present	<b>Garden:</b> Private, 1.000 square meters
<b>Distance to sea:</b> 30 meters	<b>Kitchen:</b> Habitable
<b>Box:</b> Double	

## Features

TV antenna: Autonomous	Closet	Cellar
TV antenna: Autonomous	Fireplace	Closet
Air conditioning	Cellar	Parquet
Telephone system	Fireplace	Air conditioning
Electrical system: Up to code	Parquet	Shower
Telephone system	Aluminium frames	Blinds
Electrical system: Up to code	Blinds	Shower
Acces	Aluminium frames	Blinds
Water: Municipal	Blinds	Sewerage: Communal
Acces	Special installations	Water: Municipal
Vegetable garden	Sewerage: Communal	Gas: GPL
Roof	Special installations	Vegetable garden
Light	Suitable for two families	Gas: GPL
External area	Roof	Parkingspace
Light	Garage	Suitable for two families
Flooring	External area	Distance to sea
Parkingspace	Distance to ski resorts	Garage
Distance to hospital	Flooring	Water bath
Distance to sea	Distance to ski resorts	Terrain: 1000 m <sup>2</sup>

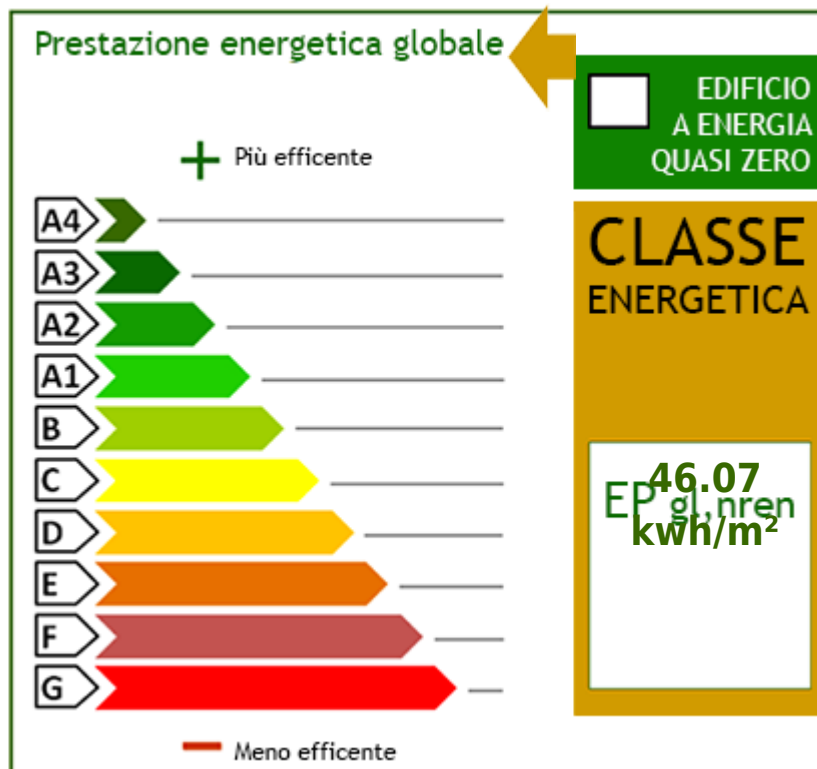
Distance to hospital

Water bath

Terrain: 1000 m<sup>2</sup>

**Nearby**

Soccerfields	Sport complexes	Tenniscourt	Cycle paths
Playgrounds	Bar	Postal offices	Soccerfields
Sport complexes	Municipal offices	Tenniscourt	Cycle paths
Playgrounds	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

**Immobiliare IPI**

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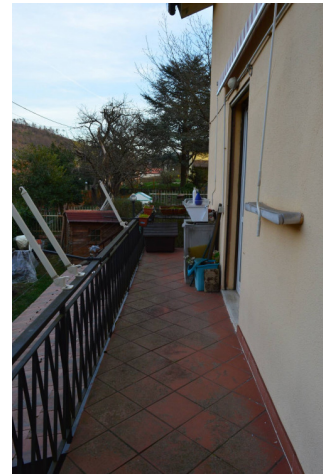












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