

Mansion / Manor House for Sale to Cairo Montenotte Zone: Monti



600 square meters | Bathrooms: 3 | Bedrooms: 4 | Rooms: 14

Ligurian Langhe, a few minutes from Cairo Montenotte, but in an area surrounded by nature, with a 360° view of the Alps and hills, 25 minutes from the sea and 60 minutes from the ski slopes, property for sale consisting of a Villa with 2 apartments (which could become 3), former stable building with barn of a total of 300 square meters, building with 3 masonry boxes, oven, rumpus room and over 3 hectares of land in one body.

The structure, despite being imposing, is discreet and remains in a dominant position, a few meters from the provincial road.

Access via private driveway leading to an automatic gate, which immediately opens onto the part of land dedicated to the garden, with a beautiful outdoor area equipped with a barbecue and a large terrace, recreated from the emerging part of a spring water cistern with a flow rate of 130,000 liters.

The residential villa of about 270 square meters, spread over 3 levels with on the ground floor entrance to a double living room, very nice with a suggestive working fireplace, eat-in kitchen and bathroom with dressing room. Refined and classy finishes with double glazed wood-colored aluminum frames, mosquito nets, anti-intrusion shutters, armored roller shutters, stoneware and terracotta floors. From the living room access to another entrance on a marble stairwell that leads to the first floor and the attic.

The first apartment is absolutely in order, even if slightly more dated than the other, it consists of a kitchenette with dining area and balcony, 2 large bedrooms, living room with balcony, bathroom with 80s style bathtub + shower, marble floors.

On the top floor we find the attic with exposed roof, but perfectly habitable with entrance on corridor, very nice built-in kitchen, fireplace and terrace; two more bedrooms, one of which with walk-in closet, utility room and oversized bathroom with hydro shower and tub. At this level insulated roof, fine finishes, with terracotta floors, refined details, parquet in the bedrooms.

The fireplace is pellet and wood burning, it produces hot water which also feeds the radiators, but is in any case assisted by the electric boiler. predisposition for air conditioning.

Perfectly habitable with standard systems, heating powered by wood and diesel boiler with separate systems, certified septic tank, anti-intrusion system and spring water, via the coisterna and two other wells. Evaluations are underway for the connection to the municipal aqueduct.

Next to the house, still a stable dominated by a barn for about 150 square meters per floor, with a perfect structure and the possibility, already verified, of making a change of intended use, Additional building for garage (at least 3 cars) with storage divided into two large rooms, with still a shed, chicken coop and further cellar with oven and tavern.

All around 35,000 square meters of land in one body.

Tasteful and suggestive property that can be used both as accommodation, as an agricultural activity, as well as a private residence .. all just a few minutes from Cairo, the sea and the Langhe area of Cortemilia

Property details

Reference code: 5615	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Mansion / Manor House	Region: Liguria
Province: Savona	Municipality: Cairo Montenotte
Zone: Monti	Price: € 390.000
Total sqm: 600 square meters	Bedrooms: 4
Bathrooms: 3	Rooms: 14
State of conservation: Good	Floor type: Multi-story
Total floors: 3	Central heating: Self regulating
Parking space: Covered	Building age: 1976
Current condition: Empty at time of deed	Available: Yes
Balconies: Present	Terrace: Present
Garden: Private, 35.000 square meters	Distance to sea: 40 meters
Kitchen: Habitable	Box: Triple, 50 square meters

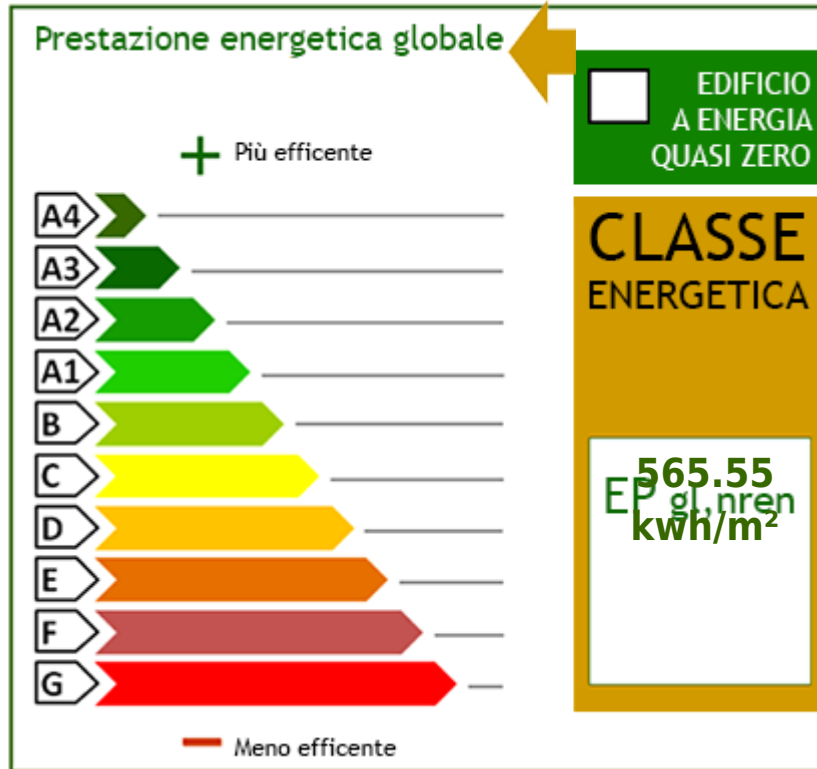
Features

Terrace	TV antenna: Autonomous	Verande
TV satellite: Autonomous	Terrace	Cellar
Fireplace	TV antenna: Autonomous	Air conditioning
Verande	Parquet	Telephone system
TV satellite: Autonomous	Cellar	Fireplace
Electrical system: Up to code	Air conditioning	Suspended sanitary
Parquet	Jacuzzi	Telephone system
Shower	Aluminium frames	Electrical system: Up to code
Alarm	Suspended sanitary	Blinds
Jacuzzi	Blinds	Shower
Aluminium frames	Terrain type: Flat	Alarm
Additional positions: In the countryside	Blinds	Blinds

Acces	View	Terrain type: Flat
Water: Municipal	Additional positions: In the countryside	Acces
Sewerage: Imhoff septic	Vegetable garden	View
Gas: Not specified	Water: Municipal	Well
Sewerage: Imhoff septic	Roof	Vegetable garden
Light	Suitable for two families	Gas: Not specified
External area	Well	Parkingspace
Roof	Garage	Flooring
Light	Suitable for two families	Distance to sea
External area	Distance to ski resorts	Parkingspace
Distance to hospital	Garage	Water bath
Flooring	Terrain: 35000 m ²	Distance to sea
ideal for horses	Distance to ski resorts	Distance to hospital
Water bath	Terrain: 35000 m ²	ideal for horses

Nearby

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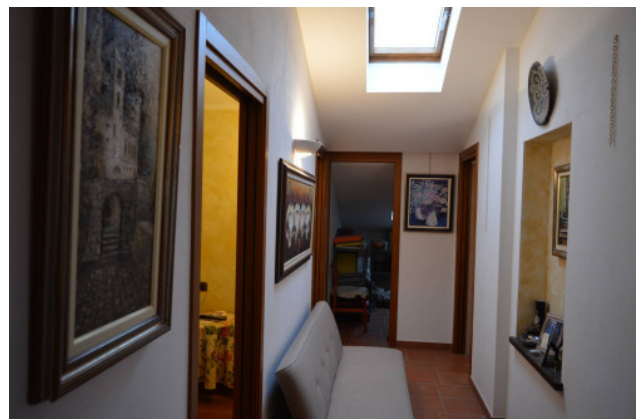
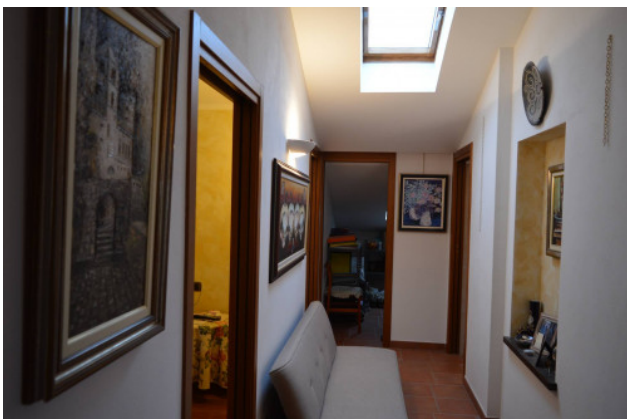
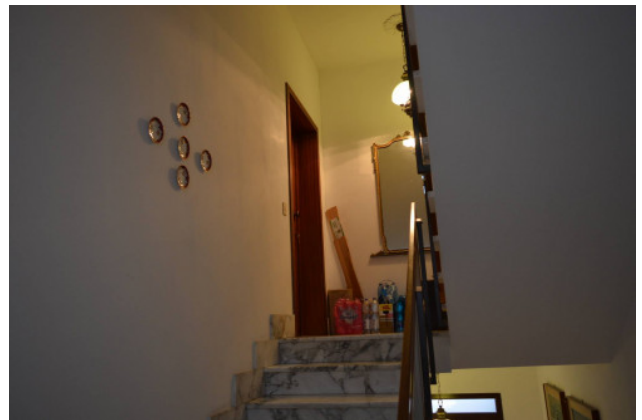
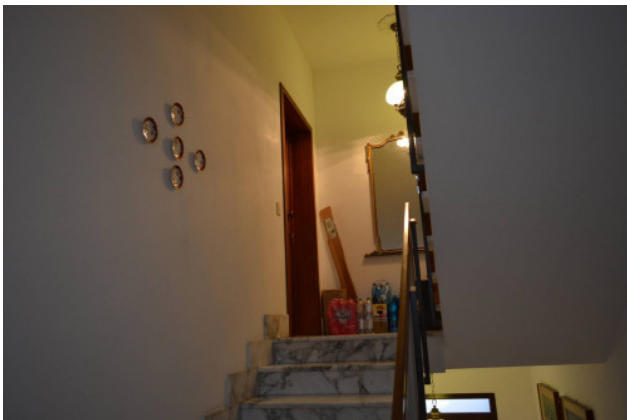
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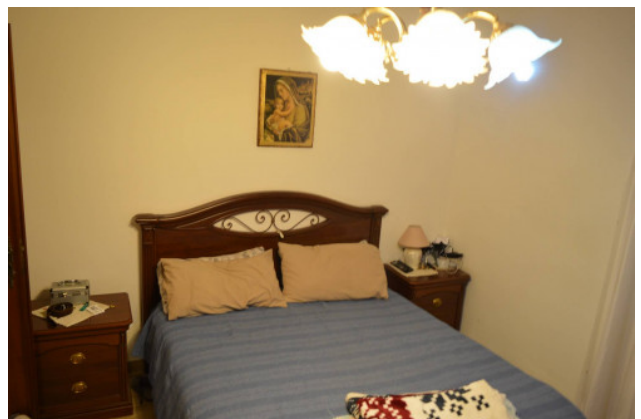
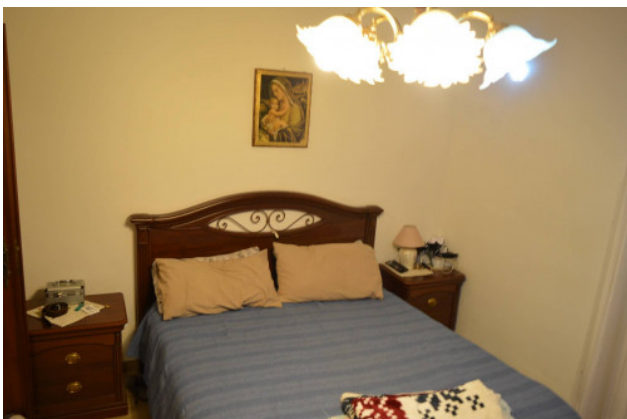




















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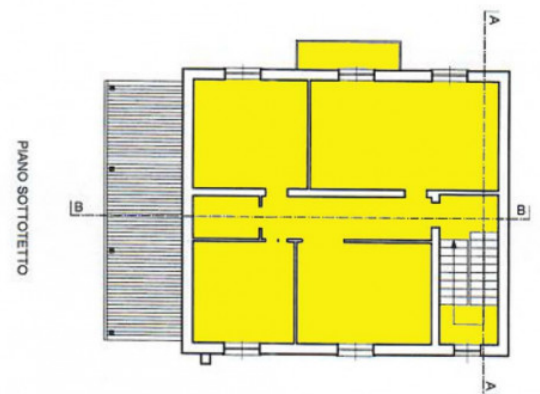
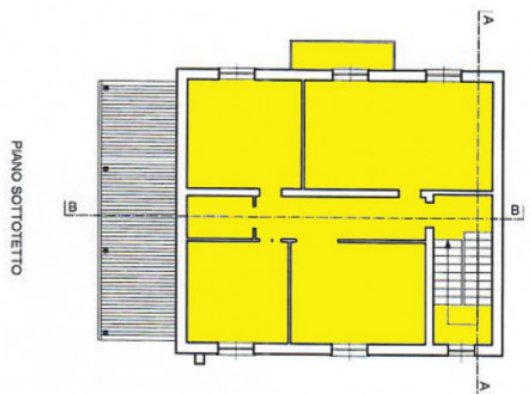
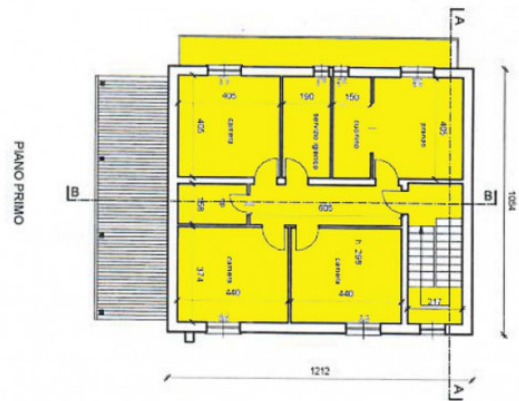
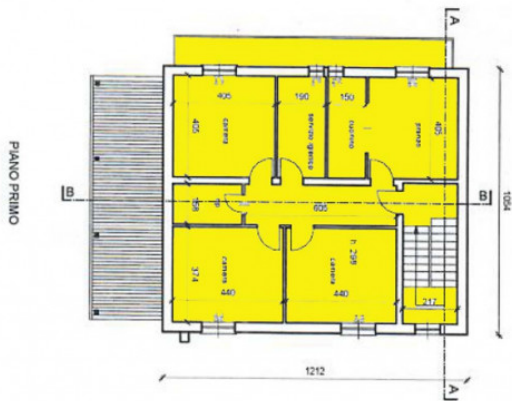






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