

## House - Semi-detached for Sale to Spigno Monferrato



### 150 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 6

Spigno Monferrato, on the borders of the Langhe del Monferrato, 40 minutes from the coasts of Liguria and 20 minutes from the spa town of Acqui Terme, we offer an interesting solution for those who want accommodation in the green hills of the Langhe and at the same time have a house near the beaches and to the ski slopes. The house, located on the edge of a small residential area about 3 km from the town center, is independent on 3 sides and has a beautiful garden and vegetable patch of around 500 m<sup>2</sup> on the front. There is a small building with an oven on the land. The house is divided into two floors above ground with a residential part and a former agricultural part which could however be used to expand the residential part. On the ground floor we find the entrance which gives access to an atrium from which on the left there is access to a living room, a kitchen, a pantry, on the right side a single large room once used as a lounge and now as a multipurpose room.

From the atrium you go up to the first floor with an internal staircase where there are two bedrooms and a bathroom and a beautiful terrace along the entire front of the building.

In the agricultural part we have a room on the ground floor garage - storage and first floor a beautiful barn. The general conditions of the building are fair and the interior finishes are from the 70s. Tile and grit floors, single-glazed wooden windows, heating by stove. Connection to the municipal aqueduct and electricity, septic tank drains. The property is entirely fenced but the neighbor has a right of way at the edge of the land to reach land at the back of the house. The passage is permitted for the care of the land itself. The house is immediately habitable without too many demands and can obviously be improved to raise its quality and tone. The price is absolutely interesting in relation to the building and its location.

### Property details

<b>Reference code:</b> 5633	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> House - Semi-detached	<b>Region:</b> Piemonte
<b>Province:</b> Alessandria	<b>Municipality:</b> Spigno Monferrato
<b>Price:</b> € 48.000 negotiable	<b>Total sqm:</b> 150 square meters
<b>Bedrooms:</b> 2	<b>Bathrooms:</b> 1
<b>Rooms:</b> 6	<b>State of conservation:</b> Decent
<b>Floor type:</b> On two levels	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Building age:</b> 1970
<b>Current condition:</b> Empty at time of deed	<b>Available:</b> Yes
<b>Terrace:</b> Present, 15 square meters	<b>Garden:</b> Private, 500 square meters
<b>Distance to sea:</b> 40 meters	<b>Kitchen:</b> Habitable
<b>Box:</b> Single, 20 square meters	

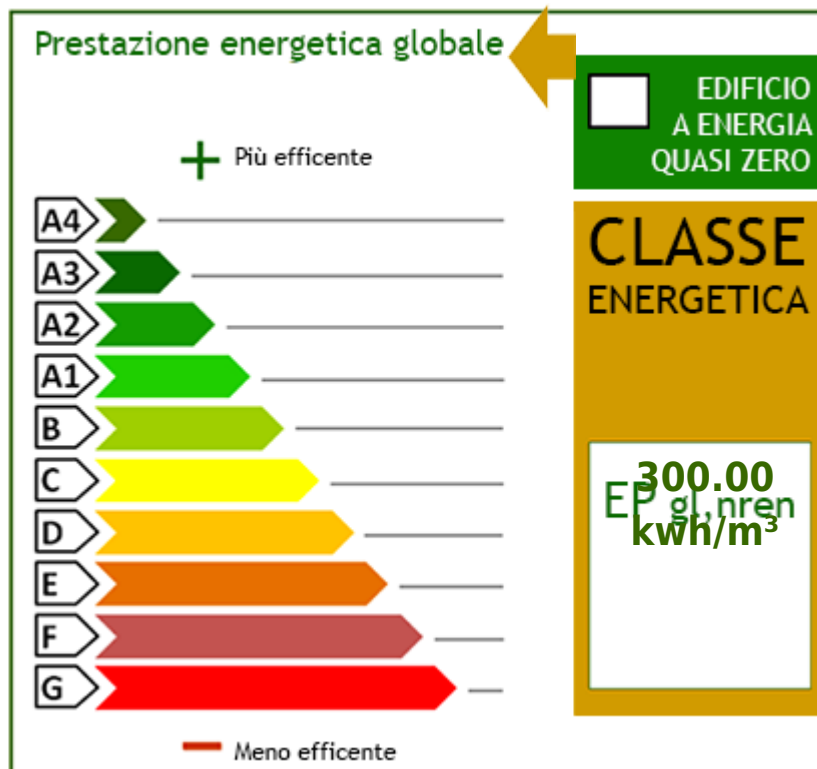
## Features

Terrace: 15 m <sup>2</sup>	TV antenna: Autonomous	Closet
Cellar	Terrace: 15 m <sup>2</sup>	Fireplace
Shower	TV antenna: Autonomous	Wooden frames
Closet	Blinds	Cellar
Fireplace	Terrain type: Flat	Shower
Wooden frames	Additional positions: In the countryside	Blinds
Acces	Terrain type: Flat	View
Additional positions: In the countryside	Water: Municipal	River/Stream
Acces	View	Sewerage: Cesspool
Vegetable garden	Water: Municipal	Roof
River/Stream	Light	Sewerage: Cesspool
External area	Vegetable garden	Parkingspace
Garage	Roof	Light
Flooring	External area	Parkingspace
Distance to sea	Garage	Distance to ski resorts
Flooring	Distance to hospital	Distance to sea
Water bath	Distance to ski resorts	Terrain: 500 m <sup>2</sup>
Distance to hospital	Water bath	Terrain: 500 m <sup>2</sup>

## Nearby

Gyms	Spas	Soccerfields	Sport complexes
Tenniscourt	Cycle paths	Gyms	Playgrounds

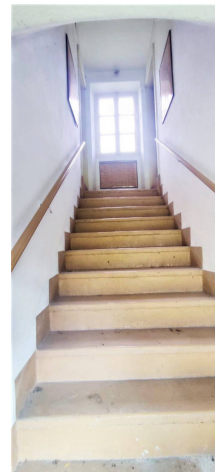
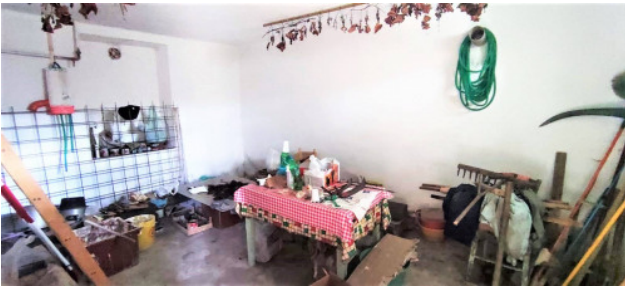
Spas	Railway station	Soccerfields	Public transport
Sport complexes	Kindergarden	Tenniscourt	Elementary school
Cycle paths	Middle school	Playgrounds	High school
Railway station	Bar	Public transport	Postal offices
Kindergarden	Commercial center	Elementary school	Municipal offices
Middle school	High school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









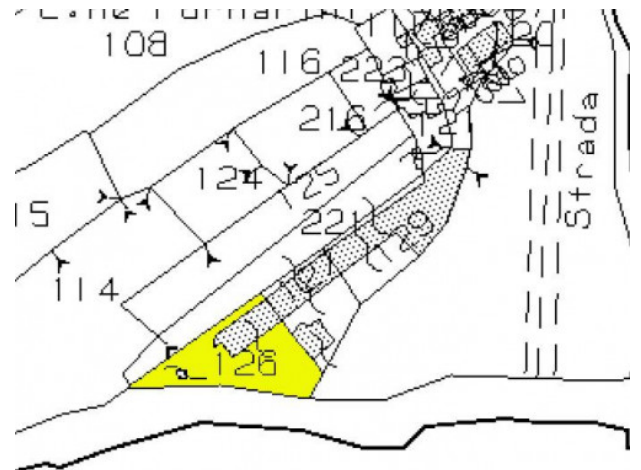
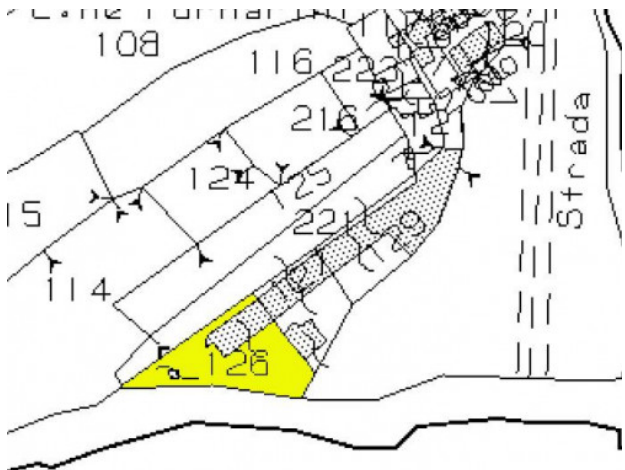


Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale  
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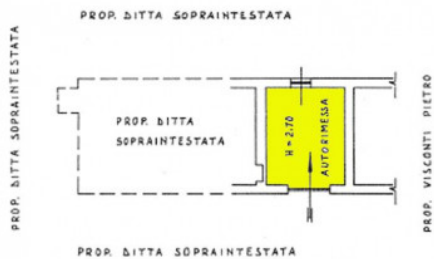
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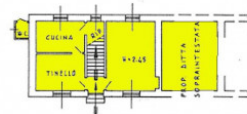
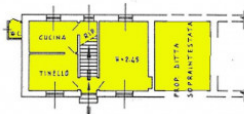
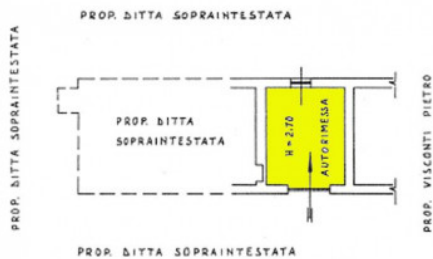
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= PIANO TERRENO =



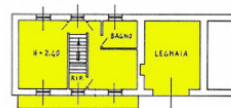
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