

Villa / House for Sale to Merana



400 square meters | Bathrooms: 3 | Bedrooms: 6 | Rooms: 15

In the countryside but close to the village of Merana, surrounded by hills and with a view of the Tower of San Fermo, which dominates the village, we offer this beautiful semi-detached villa. With the first services and the railway station within walking distance, the property has access through a driveway and pedestrian gate that overlooks the municipal road, which has no traffic.

The entrance is onto the beautiful park of about 400 sqm over which stand 2 centuries old lime trees.

The building is divided into 2 parts:

- the first, as soon as you enter, is the one that was inhabited until recently, renovated to a large extent and with beautiful finishes, with attention to detail, it is spread over 2 floors and is composed, on the ground floor of an entrance hall, kitchen, large living room with pellet fireplace and stove from which there is also access to a pantry and basement cellar.

Both the living room and the entrance hall lead to the first floor with 2 bathrooms, another living room with wood-burning oven and bar corner, 4 bedrooms.

On the ground floor we still have, as part of the first property, a large garage/wood cellar with connections to possibly make a bathroom in the future.

From the first floor room there is access to a terrace/solarium and another room in a turret.

The finishes are excellent with laminate and terracotta flooring, double-glazed wooden window frames, aluminium radiators connected

to the boiler, revised installations. Roof in good condition, always well maintained.

- the second, an old-fashioned house, entrance on the wide central staircase and on the ground floor a hall, kitchen, cellar and a large glazed living room. On the upper floor 4 bedrooms and a bathroom.

The finishes in this part are more dated with stove heating, single-glazed wooden windows, installations generally from the 1950s/60s.

Externally beautiful historic wood-fired bread oven.

Connection to public sewerage. Well and communal water, mains LPG.

35 km from Acqui Terme

40 km from Savona-mare

65 km from Alba

95 km from ski slopes

80 km Genoa airport

150 km Turin airport

180 km Milan Malpensa

185 km Nice - France

Property details

Reference code: 5687

For Sale/For Rent: Sale

Type (Apartment, villa, etc): Villa / House

Region: Piemonte

Province: Alessandria

Municipality: Merana

Price: € 220.000 negotiable

Total sqm: 400 square meters

Bedrooms: 6

Bathrooms: 3

Rooms: 15

State of conservation: Great

Floor type: On two levels

Total floors: 2

Central heating: Self regulating

Building age: 1900

Current condition: Empty at time of deed

Available: Yes

Distance to sea: 40.000 meters

Kitchen: Habitable

Features

Terrace: 10 m²

TV antenna: Autonomous

Terrace: 10 m²

TV antenna: Autonomous

Cellar: 20 m²

Fireplace

Cellar: 20 m²

Parquet

Fireplace

Shower

Parquet

Wooden frames

Shower

Blinds

Wooden frames

Blinds

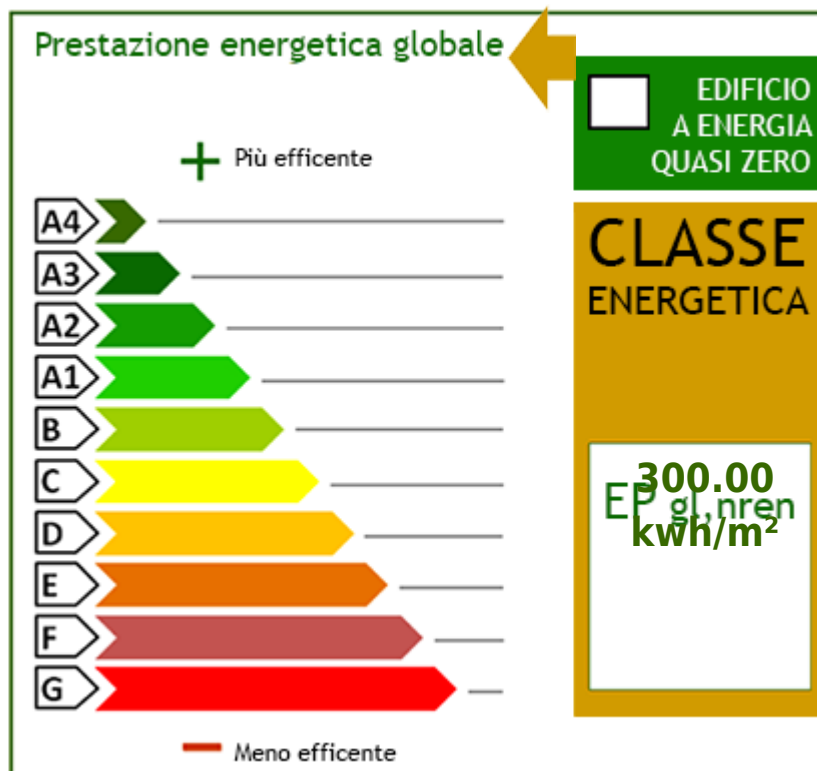
Terrain type: Flat

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Additional positions: In the countryside	Additional positions: In the countryside	Acces
Acces	Water: Municipal	Water: Municipal
Sewerage: Communal	Sewerage: Communal	Gas: GPL
Gas: GPL	Well	Well
Roof	Roof	Light
Light	Suitable for two families	Suitable for two families
External area	Parkingspace	External area
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: 400 m ²	Terrain: 400 m ²

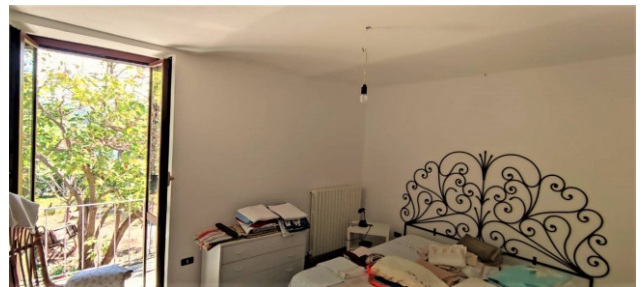
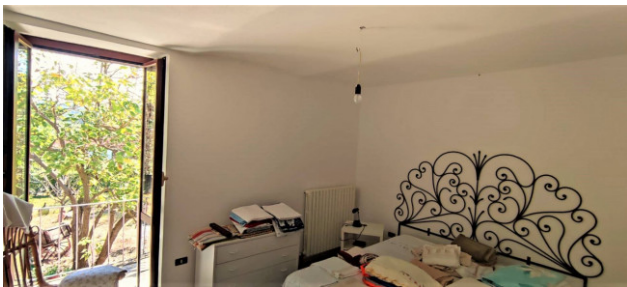
Nearby

Soccerfields	Soccerfields	Sport complexes	Sport complexes
Cycle paths	Cycle paths	Playgrounds	Playgrounds
Railway station	Railway station	Public transport	Public transport
Bar	Bar	Postal offices	Postal offices
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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