

## House for Sale to Montaldo di Mondovì



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

Detached house in the hamlet area, which is part of a cluster of first homes and second homes.

The house is flush with the municipal access road, which is very narrow, and has the entrance from the road itself. The property includes a plot of land that is developed in the part below at the back with a series of strips that shape the hill on which the houses are built. The land underneath is accessed both from inside the house and from a passageway from the communal road, which is wide enough but forms a ridge at the entrance that makes it complicated for a car to pass underneath if it is not tall enough, e.g. an off-roader. I would see it quite complicated, although possible, to reduce the change of slope that originates the ridge by softening the descent.

The house uses as a parking space for a car a terrace at the side of the building itself where there is room for a car, even a large one.

The building is structured on 3 floors, the basement with 3 cellars and an open space under the terrace where the car is parked. One of the cellars is really beautiful with a brick and stone vault, very high and wide with inside a tunnel in the rock of more than 10 metres leading to a series of caves probably used for storing wine and food.

The ground floor consists of a unit with an entrance on the stairwell, a kitchen, a living room, two pass-through bedrooms, two panoramic terraces and two bathrooms. The condition is good and the finishes are 80-90 years old, ceramic floors, decent bathrooms, single-glazed wooden window frames, shutters.

The well-preserved and fairly recently renovated staircase leads to the first floor where we have the second unit of the same size as the previous one. It consists of a kitchen, two bedrooms, a bathroom and an open porch room with a view of the valley and a single terrace that runs the entire length of the building.

The conditions are similar to those on the floor below.

Finally, a trapdoor leads to the attic.

Electricity, communal water, telephone line, communal sewerage, propane gas system with cylinders in the basement and gas line to the two houses.

On the front of the house and 4 metres from the building is the connection to the natural gas network.

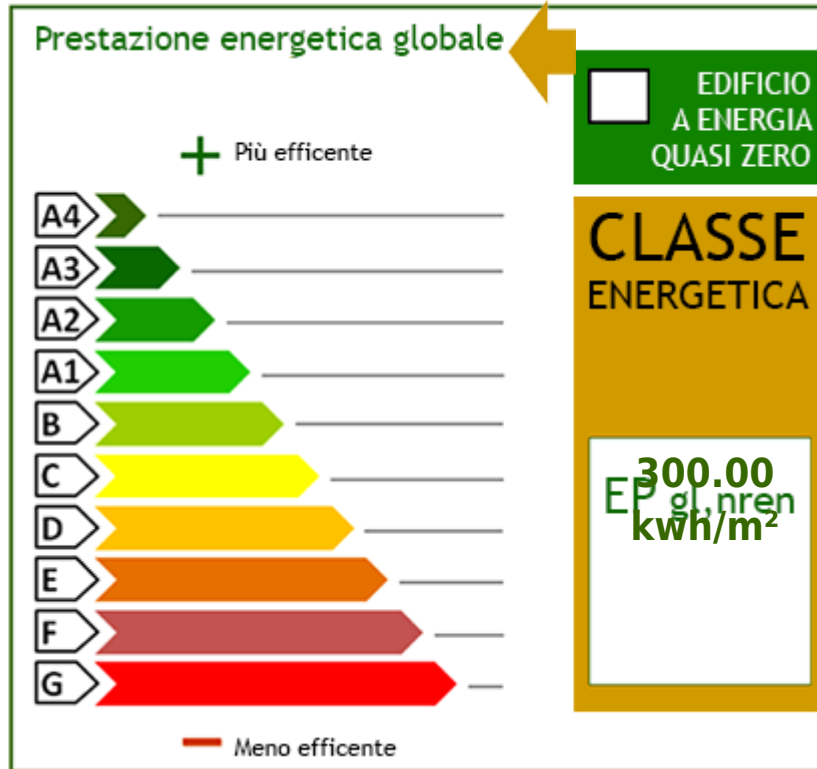
Very green mountain area, close to ski slopes, hiking, nature, mushrooms.

## Property details

<b>Reference code:</b> 5697	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> House	<b>Region:</b> Piemonte
<b>Province:</b> Cuneo	<b>Municipality:</b> Montaldo di Mondovì
<b>Price:</b> € 90.000 negotiable	<b>Total sqm:</b> 180 square meters
<b>Bedrooms:</b> 4	<b>Bathrooms:</b> 2
<b>Rooms:</b> 8	<b>State of conservation:</b> Decent
<b>Central heating:</b> Self regulating	<b>Building age:</b> 1930
<b>Available:</b> Yes	<b>Balconies:</b> Present, 10 square meters
<b>Terrace:</b> Present, 50 square meters	<b>Garden:</b> Private, 1.000 square meters
<b>Kitchen:</b> Habitable	

## Features

Terrace: 50 m <sup>2</sup>	Terrace: 50 m <sup>2</sup>	Cellar: 20 m <sup>2</sup>
Cellar: 20 m <sup>2</sup>	Terrain type: Hilly	Terrain type: Hilly
Acces	Acces	View
View	Water: Municipal	Water: Municipal
Sewerage: Communal	Sewerage: Communal	Gas: Natural gas
Gas: Natural gas	Roof	Roof
Flooring	Flooring	Distance to sea
Distance to sea	Distance to ski resorts	Distance to ski resorts
Distance to hospital	Distance to hospital	Terrain: 1000 m <sup>2</sup>
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Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

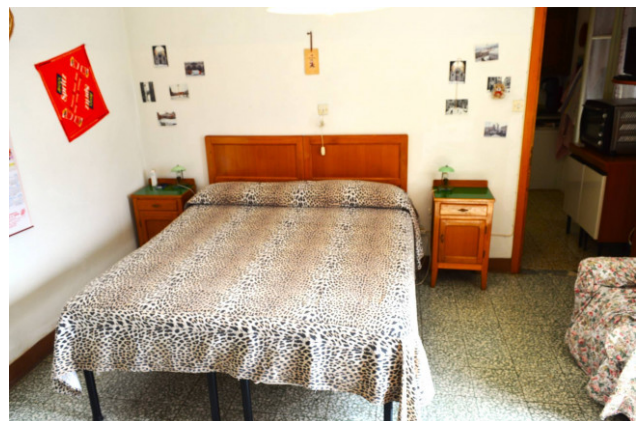
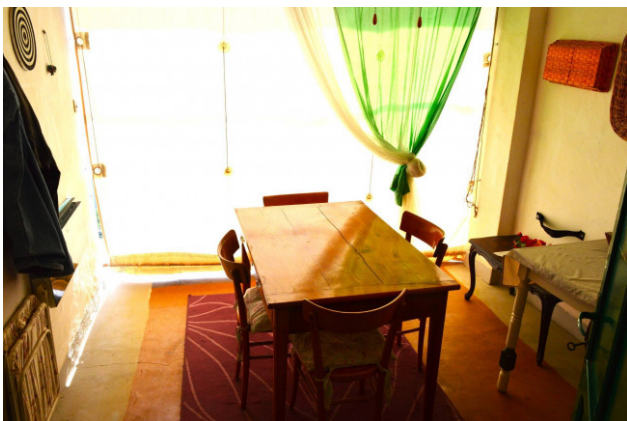
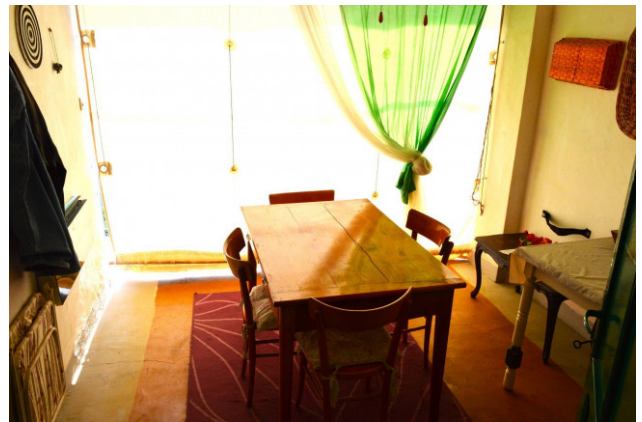
**Immobiliare IPI**

Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

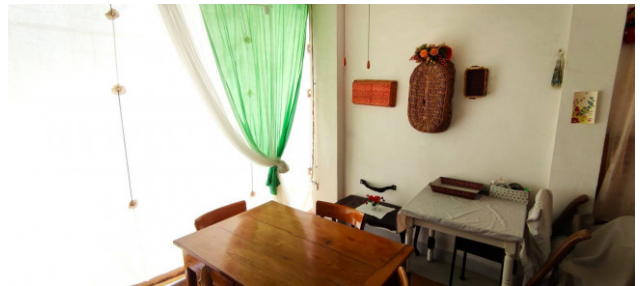
info@immobiliareipi.it - <https://www.immobiliareipi.it>

V.A.T. 01083550093

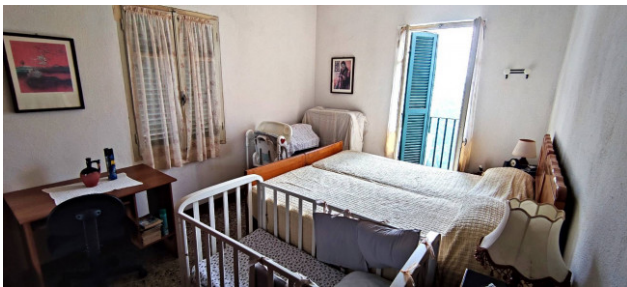












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