

## Villa / House for Sale to Murisengo



### 500 square meters | Bathrooms: 2 | Bedrooms: 6 | Rooms: 10

Beautiful structure of about 500 sqm in a small hamlet, in the green and coolness of the hills with about 1500 sqm of land.

The house is free on 4 sides in the hamlet, all in stone and solid brick and has been partially renovated recently to be used as a restaurant. It consists of two parts, one where maintenance and finishing work has already been carried out and one older part where renovation work still needs to be done but which preserves the authenticity and original details of the past.

The courtyard at the front of the house is not encumbered by rights of way, and there is also a small part of courtyard/land at the back, close to the hillside.

-- In the restored part we find a beautiful large entrance hall with what must have been the kitchen area, a large pantry, a corridor leading to three service rooms with installations done but to be finished, on the upper floor three large and passing rooms that were used as dining rooms.

-- The old part consists of a beautiful cellar to be restored with brick vaults, on the ground floor two large rooms with original details, on the upper floor we have two beautiful rooms used as bedrooms.

A further hallway that could lead to a large service area and, again from the hallway, two further rooms that could become bedrooms.

The roof is in excellent condition, the windows are in the old part in single-glazed wood and in the new part in double-glazed wood. In addition, the entire renovated part has an internal coat that guarantees energy savings in both winter and summer; in the part still to be renovated, on the upper floor, the façade has an external thermal coat.

Also on the property is a spring well that also collects eaves water and, with access from the rooms from the renovated part, on the upper floor, in the area above the bathrooms/toilets to be finished, a beautiful terrace of about 35 square metres.

Served by municipal water and electricity, it also has a 10 kw photovoltaic system, the use of which will be agreed.

Ideal both as a first and second home and as a property for a tourist/receptive activity.

Both the thermal insulation and the previously mentioned photovoltaic system allow considerable energy savings, resulting in considerable savings in running costs.

Turin 50 km

Alessandria 55 km

Milan 130 km

## Property details

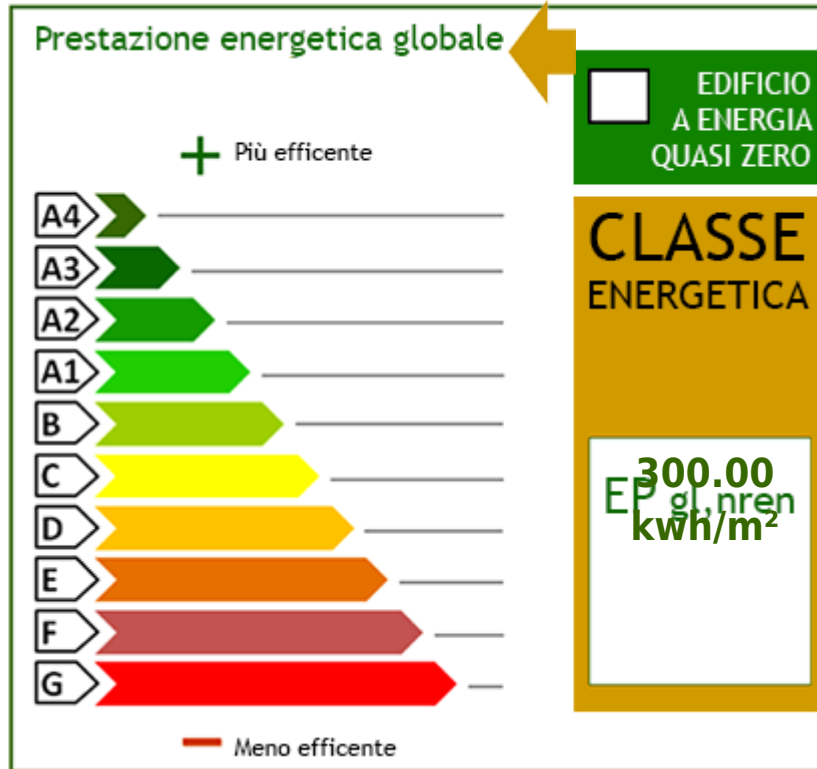
<b>Reference code:</b> 5753	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Villa / House	<b>Region:</b> Piemonte
<b>Province:</b> Alessandria	<b>Municipality:</b> Murisengo
<b>Price:</b> € 205.000 negotiable	<b>Total sqm:</b> 500 square meters
<b>Bedrooms:</b> 6	<b>Bathrooms:</b> 2
<b>Rooms:</b> 10	<b>State of conservation:</b> Good
<b>Floor type:</b> On two levels	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Building age:</b> 1920
<b>Current condition:</b> Empty at time of deed	<b>Available:</b> Yes
<b>Terrace:</b> Present, 35 square meters	<b>Garden:</b> Private, 1.500 square meters
<b>Kitchen:</b> Habitable	

## Features

Terrace: 35 m <sup>2</sup>	Fireplace	Wooden frames
Terrain type: Hilly	Water: Municipal	Sewerage: Imhoff septic
Terrace: 35 m <sup>2</sup>	Well	Fireplace
Light	Wooden frames	Parkingspace
Water bath	Terrain type: Hilly	Terrain: 1500 m <sup>2</sup>
Water: Municipal	Sewerage: Imhoff septic	Well
Light	Parkingspace	Water bath
Terrain: 1500 m <sup>2</sup>		

## Nearby

Bar	Bar
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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**

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