

## Villa / House for Sale to Denice Zone: Piani Superiori



### **350 square meters | Bathrooms: 3 | Bedrooms: 5 | Rooms: 10**

In Denice, a beautiful village close to the Asti Langhe of Roccaverano, just a few kilometres from the spa town of Acqui Terme and about an hour's drive from the Ligurian Sea, in a position convenient to the services of the village of Montechiaro d'Acqui, we propose this small villa surrounded by a fenced garden, with access from a road with absolutely no traffic and arranged on three levels.

The structure, solid, in brick and cement, 1980s, consists of three living rooms.

On the ground floor we have an eat-in kitchen, a bedroom, a bathroom, the technical room, the garage, and a pantry.

With access both from the ground floor and from an external staircase we access the first floor which consists of a large entrance hall, a living room with fireplace with large windows, a dining room with kitchenette, two bedrooms, and a bathroom.

With access from the external staircase we still have the attic which consists of a kitchenette, dining room, living room, two bedrooms and bathroom. On this last floor the rooms are more rustic, the whole is to be better finished and possibly also redesigned for optimal habitability.

Cement roof, period finishes with ceramic floors, peach-pine single-glazed windows, shutters, 1980s installations.

On the property, fenced, there is also a spring well with autoclave.

Methane gas connection from the house.

Heating to date with radiators with oil boiler.

Gate with provision for electrification and external lighting.

Municipal water, electricity, sewerage, 1200 sqm garden.

Turin 108 km

Milan 150 km

Genoa 95 km

Alba 48 km

Acqui Terme 22 km

Savona (sea) 59 km

Ski slopes (Frabosa/Prato Nevoso) 94 km

## Property details

**Reference code:** 5770

**For Sale/For Rent:** Sale

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

**Region:** Piemonte

**Province:** Alessandria

**Municipality:** Denice

**Zone:** Piani Superiori

**Price:** € 180.000 negotiable

**Total sqm:** 350 square meters

**Bedrooms:** 5

**Bathrooms:** 3

**Rooms:** 10

**State of conservation:** Good

**Floor type:** Multi-story

**Total floors:** 3

**Central heating:** Self regulating

**Parking space:** Covered

**Building age:** 1970

**Current condition:** Empty at time of deed

**Available:** Yes

**Balconies:** Present, 5 square meters

**Garden:** Private, 1.200 square meters

**Kitchen:** Kitchenette

## Features

Terrace: 5 m<sup>2</sup>

Closet

Cellar: 10 m<sup>2</sup>

Fireplace

Shower

Wooden frames

Blinds

Blinds

Terrain type: Flat

Additional positions: In the countryside

Acces

Water: Municipal

Vegetable garden

Gas: Natural gas

Well

Roof

Light

Suitable for two families

Parkingspace

Garage

Flooring

Distance to sea

Distance to ski resorts

Distance to hospital

Water bath

Terrain: 1200 m<sup>2</sup>

### Nearby

Gyms

Spas

Soccerfields

Sport complexes

Tenniscourt

Cycle paths

Playgrounds

Railway station

Public transport

Kindergarden

Elementary school

Middle school

High school

Bar

Postal offices

Commercial center

Municipal offices























