

## Villa / House for Sale to Melazzo



### 550 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10

Melazzo, Erro river valley 10 minutes from the spa town of Acqui Terme, we offer a prestigious housing solution for those who want to live in the green countryside and at the same time have the city just a stone's throw away. The complex for sale consists of two buildings, a residential villa on two floors plus the attic which could also be exploited and converted into living quarters and a very large warehouse adaptable to any use.

The location is absolutely privileged, high enough on the first slopes of a gentle hill to have a splendid view of the green plain below reaching up to the city of Acqui but surrounded by flat land partly grassland and partly walnut groves. The access road is municipal asphalted up to the entrance of the property which enjoys excellent privacy.

The main villa has a first living area on the ground floor consisting of a study with double windows and a bathroom. Then, always on the same floor, a very large room used for warehouse and storage. Also on the ground floor, outside the perimeter wall but attached to the house is a porch open to the front used as a garage.

On the first floor the important living area with entrance from a staircase which leads to a beautiful corridor which distributes the spaces in the kitchen with a nice corner terrace, a large living room, two bedrooms, a study or bedroom, a bathroom. From the living room there is access to a beautiful external porch, located at the rear, which gives access to the meadow land at the back and to the walnut grove.

On the upper floor there is an attic of the same size as the floor below but less usable as it is an attic. Currently used for storage and shelter but convertible into residential.

The finishes are from the 70s but of high quality, ceramic floors, double-glazed wooden windows on the living floor. On the ground floor in the warehouse area there is a concrete floor. The attic part is completely unfinished.

The shed of approximately 300 m2 is located about thirty meters from the villa and is in good condition. With a single floor, it is used as a warehouse and storage area with a concrete floor.

Heating system with radiator system powered by diesel but boiler to be replaced, possibly with another with a different type of power

supply, currently pellet stoves, septic tank drains, electric light and municipal aqueduct are used.  
The appurtenant land, in a single body around the buildings, is 12,600 m<sup>2</sup>, almost entirely flat, divided into cultivated land, meadow and walnut grove.  
Beautiful opportunity to enjoy a beautiful landscape, absolute quiet and a very natural and absolutely pollution-free site just a few steps from a city of great prestige.

## Certifications

### Energy Label:

## Property details

<b>Reference code:</b> 5804	<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> Melazzo
<b>Price:</b> € 350.000	<b>Total sqm:</b> 550 square meters
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2
<b>Rooms:</b> 10	<b>State of conservation:</b> Good
<b>Central heating:</b> Self regulating	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Terrace:</b> Present
<b>Garden:</b> Private, 12.000 square meters	<b>Distance to sea:</b> 50 meters
<b>Kitchen:</b> Habitable	<b>Box:</b> Double, 25 square meters

## Features

TV antenna: Autonomous	Cellar: 100 m <sup>2</sup>	Fireplace
Shower	Wooden frames	Blinds
Terrain type: Flat	Additional positions: In the countryside	Acces
View	Water: Municipal	River/Stream
Sewerage: Imhoff septic	Vegetable garden	Roof
Light	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 12000 m <sup>2</sup>	ideal for horses	

## 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			





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

















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

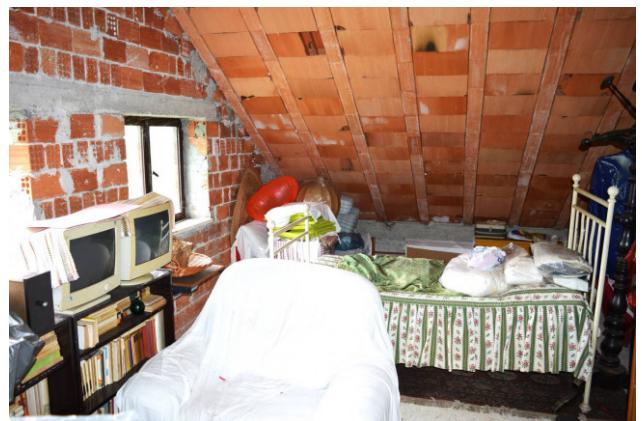
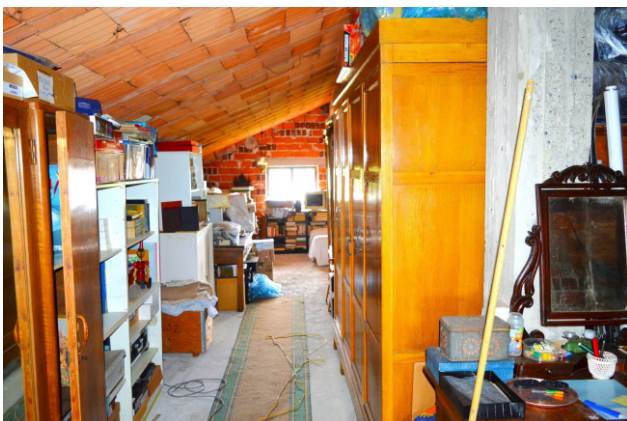




Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

**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





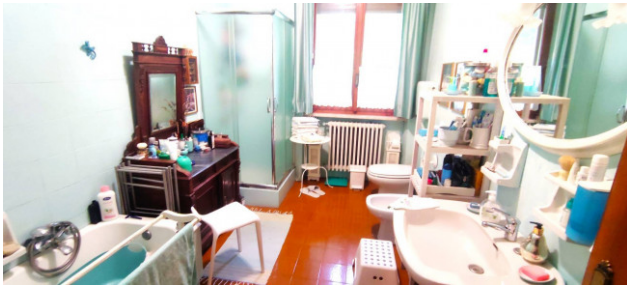
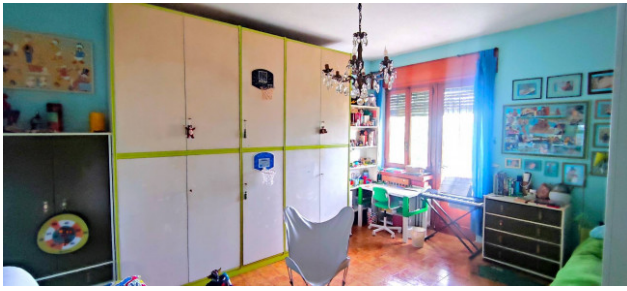
















Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale  
**Immobiliare IPI**  
Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378  
info@immobiliareipi.it - <https://www.immobiliareipi.it>  
V.A.T. 01083550093





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

**Immobiliare IPI**

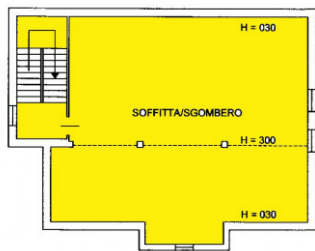
Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

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

V.A.T. 01083550093



PIANO  
SECONDO



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