

## Country House (rustic) for Sale to Cengio Zone: Rocchetta Cengio



**450 square meters | Bathrooms: 1 | Bedrooms: 5 | Rooms: 17**

In a beautiful secluded setting, not isolated but totally surrounded by greenery, large farmhouse surrounded by 4 hectares of land. The access road leads to the courtyard located between the 2 buildings that make up the property. The first building for residential use is spread over 2 floors; the ground floor is mainly used as a warehouse/storage room/garage. The first floor consists of 5 rooms, bathroom and small terrace.

The second building has a predominantly agricultural vocation and is composed of large rooms used as storage and a porch for agricultural vehicles.

The properties need to be renovated, with the advantage of being able to customize them in the distribution of spaces and finishes. The square footage and current layout would allow the construction of multiple real estate units or an accommodation facility.

The context is absolutely pleasant, with a beautiful view of the valley and the surrounding greenery. The land, partly wooded and partly arable, surrounds the property and can be fenced.

Excellent opportunity for those looking for a structure to invent in their own image and likeness, less than 30 minutes by car from the Ligurian coast.

### Property details

Reference code: 5816

For Sale/For Rent: Sale

<b>Type (Apartment, villa, etc):</b> Country House (rustic)	<b>Region:</b> Liguria
<b>Province:</b> Savona	<b>Municipality:</b> Cengio
<b>Zone:</b> Rocchetta Cengio	<b>Price:</b> € 95.000
<b>Total sqm:</b> 450 square meters	<b>Bedrooms:</b> 5
<b>Bathrooms:</b> 1	<b>Rooms:</b> 17
<b>State of conservation:</b> To be restructured	<b>Central heating:</b> Self regulating
<b>Current condition:</b> Empty at time of deed	<b>Available:</b> Yes
<b>Balconies:</b> Present	<b>Garden:</b> Private, 40.000 square meters
<b>Distance to sea:</b> 30.000 meters	<b>Kitchen:</b> Habitable
<b>Box:</b> Single	

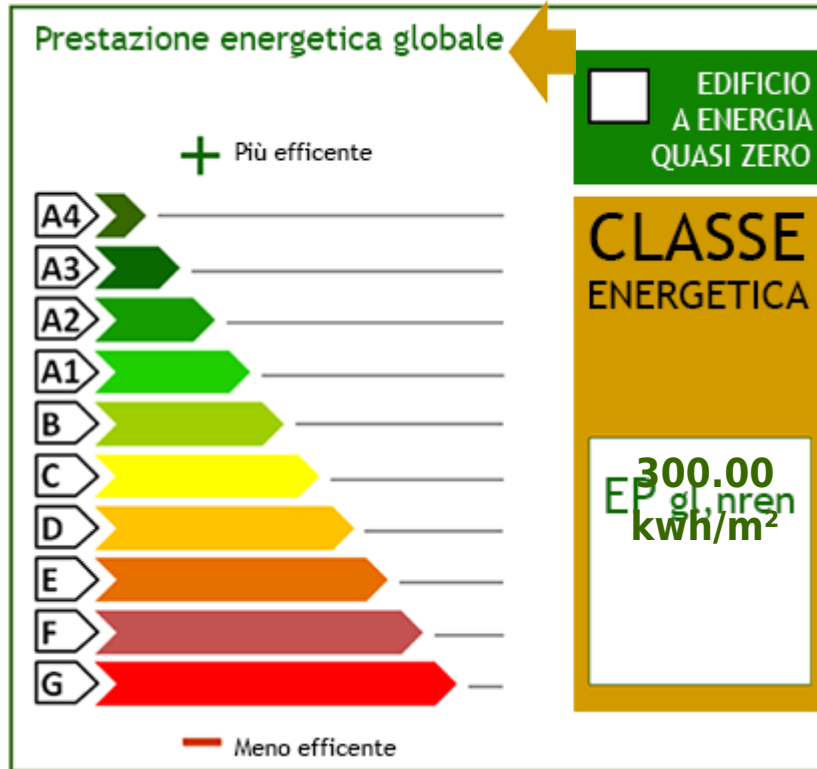
## Features

Closet	Cellar	Fireplace
Shower	Wooden frames	Blinds
Terrain type: Hilly	Additional positions: In the countryside	Acces
View	Water: Not specified	Sewerage: Imhoff septic
Vegetable garden	Gas: Not specified	Well
Light	Suitable for two families	External area
Parkingspace	Garage	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain	ideal for horses	

## Nearby

Soccerfields	Sport complexes	Tenniscourt	Cycle paths
Playgrounds	Railway station	Public transport	Kindergarden
Elementary school	Bar	Postal 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**

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

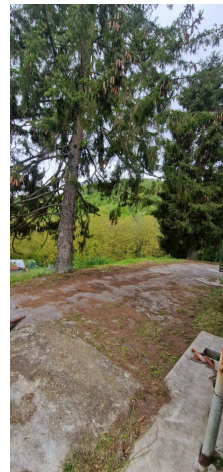
info@immobiliareipi.it - <https://www.immobiliareipi.it>

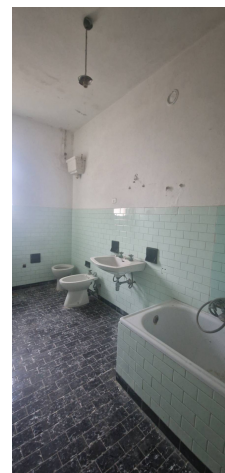
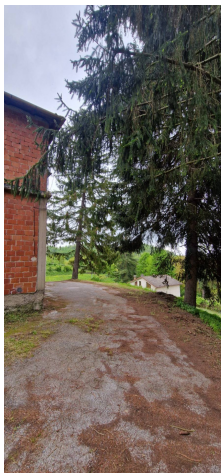
V.A.T. 01083550093







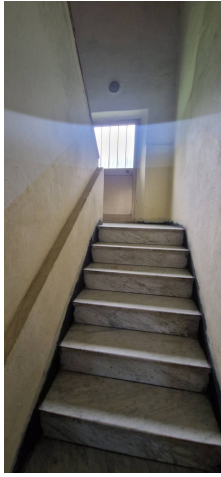
















Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

**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