

Villa / House for Sale to Castelletto d'Erro



350 square meters | Bathrooms: 3 | Bedrooms: 4 | Rooms: 8

In a unique position, reserved, panoramic but served by an asphalted road, at a short distance from the thermal town of Acqui Terme and its centre that can be reached in 10/15 minutes, we propose this wonderful property surrounded by about 6,500 sqm of land.

Behind the village of Castelletto d'Erro and the hillock on which the medieval tower stands, and amidst the scents of lavender and strawberries that are the masters here, this property will leave you enchanted by the peace and majesty of the silence that reigns there.

The entrance is from a lovely courtyard that leads to the kitchen and the beautiful, bright, windowed living room with loggia.

Also on the ground floor is the garage, a bathroom, a pantry, a large TV room and a sitting room/study.

On the upper floor instead, with access from 2 separate staircases, there are 4 bedrooms, a study bedroom and 2 bathrooms.

Finishings with many stone details, double-glazed aluminium windows and shutters, ceramic floors, functional installations, divided by zones.

Heating with LPG boiler, wood-burning fireplace.

Perfect, wooden roof. Septic tank.

Ideal both as a first home and as a second home to relax from city stress.

Certifications

Energy Label:

Property details

Reference code: 5822

For Sale/For Rent: Sale

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

Region: Piemonte

Province: Alessandria

Municipality: Castelletto d'Erro

Price: € 380.000 negotiable

Total sqm: 350 square meters

Bedrooms: 4

Bathrooms: 3

Rooms: 8

State of conservation: Great

Floor type: On two levels

Total floors: 2

Central heating: Self regulating

Building age: 1940

Current condition: Empty at time of deed

Available: Yes

Terrace: Present

Garden: Private, 6.500 square meters

Distance to sea: 45.000 meters

Kitchen: Habitable

Box: Single, 20 square meters

Features

Terrace

Terrace

TV antenna: Autonomous

TV antenna: Autonomous

Cellar: 20 m²

Cellar: 20 m²

Fireplace

Fireplace

Shower

Shower

Aluminium frames

Aluminium frames

Blinds

Blinds

Terrain type: Flat

Terrain type: Flat

Acces

Acces

View

View

Water: Municipal

Water: Municipal

Sewerage: Imhoff septic

Sewerage: Imhoff septic

Vegetable garden

Vegetable garden

Gas: GPL

Gas: GPL

Well

Well

Roof

Roof

Light

Light

External area

External area

Parkingspace

Parkingspace

Garage

Garage

Flooring

Flooring

Distance to sea

Distance to sea

Distance to ski resorts

Distance to ski resorts

Distance to hospital

Distance to hospital

Water bath

Water bath

Terrain: 6500 m²

Terrain: 6500 m²

Nearby

Gyms	Gyms	Spas	Spas
Soccerfields	Soccerfields	Sport complexes	Sport complexes
Tenniscourt	Tenniscourt	Cycle paths	Cycle paths
Playgrounds	Playgrounds	Railway station	Railway station
Public transport	Public transport	Kindergarden	Kindergarden
Elementary school	Elementary school	Middle school	Middle school
High school	High school	Bar	Bar
Postal offices	Postal offices	Commercial center	Commercial center
Municipal offices	Municipal offices		



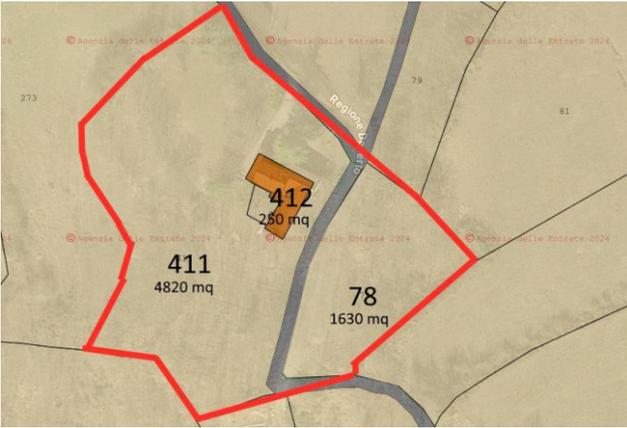
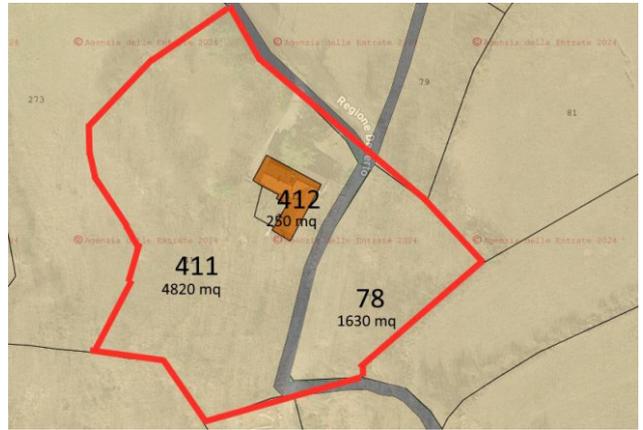


Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

Immobiliare IPI
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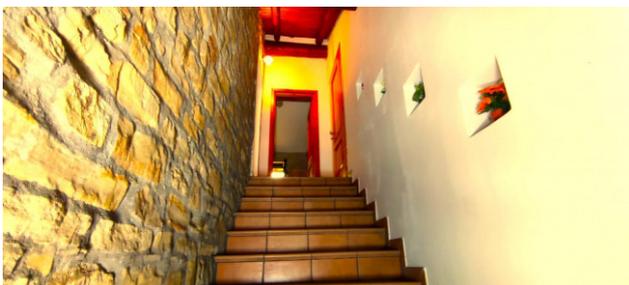


















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