

## House - Semi-detached for Sale to Piana Crixia Zone: Pontevecchio



### 100 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5

Ligurian Langhe, Piana Crixia on the border with the Langhe of Piedmont, 30 minutes from the sea in a residential context we offer a semi-detached solution but similar in privacy and context to the independent. The house is located in a two-family house but does not have any type of communion or easement, it is accessible from its own entrance closed by a gate that gives access to a private courtyard and a plot of land for a garden, vegetable garden or whatever. The property is divided into two residential floors with a large room of about 90 square meters in the basement used as a garage, warehouse and tool shed with a concrete floor and a spring water well inside.

The attic is entirely under exclusive ownership.

The living area is located on the raised floor accessible by an independent external staircase and consists of an entrance hall, a very large eat-in kitchen, a living room, two bedrooms, a bathroom, a balcony and a pantry. All for about 100 square meters. The exterior of the house is preserved in its original stone form, the interiors have been modernized with PVC fiberglass windows, beautiful wooden doors, a ceramic bathroom redone in the 2000s, a security door, ceramic tile floors. On the back of the house, closed by a gate, we find the courtyard and the fenced land in exclusive ownership of about 350 square meters. Still in exclusive ownership is half of the front courtyard of the house which borders the state road.

Heating is by radiators powered by methane gas, municipal water and private well, discharges into municipal sewer. All services within walking distance.

Excellent both as a first home solution and as a holiday home a short distance from the sea but in an absolutely valuable area from a naturalistic point of view, free from any type of polluting source, inserted on the border of the regional natural park that covers an area of 600 hectares considered naturalistic heritage. Piedmont and the Langhe are bordering and the areas of the great wines can be reached in 30 minutes.

Great opportunity.

## Certifications

Energy Label:

## Property details

<b>Reference code:</b> 5865	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> House - Semi-detached	<b>Region:</b> Liguria
<b>Province:</b> Savona	<b>Municipality:</b> Piana Crixia
<b>Zone:</b> Pontevecchio	<b>Price:</b> € 60.000
<b>Total sqm:</b> 100 square meters	<b>Bedrooms:</b> 2
<b>Bathrooms:</b> 1	<b>Rooms:</b> 5
<b>State of conservation:</b> Good	<b>Floor type:</b> Final floor
<b>Total floors:</b> 2	<b>Central heating:</b> Self regulating
<b>Parking space:</b> Open	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Balconies:</b> Present
<b>Garden:</b> Private, 350 square meters	<b>Distance to sea:</b> 30 meters
<b>Kitchen:</b> Habitable	<b>Box:</b> Quadruple, 90 square meters

## Features

Closet	Cellar	Fireplace
Electrical system: Up to code	Shower	Blinds
Terrain type: Flat	Additional positions: In the village	Acces
View	Water: Municipal	Sewerage: Communal
Vegetable garden	Gas: Natural gas	Well
Roof	Light	External area
Parkingspace	Garage	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Water bath	Terrain: 350 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			



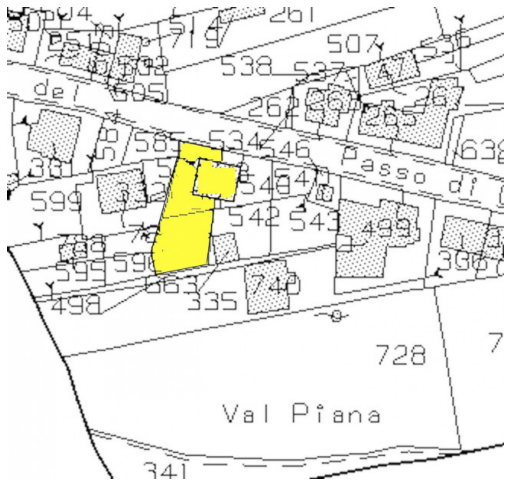












Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

**Immobiliare IPI**

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