

## Villa / House for Sale to Saliceto



### 185 square meters | Bathrooms: 2 | Bedrooms: 5 | Rooms: 9

In an elevated position on a hillside, with spectacular views, villa for sale with approximately 2000 m<sup>2</sup> of land in very good condition. We are located 40 minutes from the sea and a stone's throw from the Monregalese area, in Saliceto, a well-served and very charming town, thanks to the presence of the ancient castle.

Access to the property via an electric gate that opens onto a private road. The living area is on two floors with a garage and a warehouse of about 70 square meters with a boiler room on the ground floor, a room used as a tavern, a bathroom with shower, a bedroom and a closet.

Heating by stove, and heat pump with electric boiler for sanitary water. Stoneware floors, wooden doors and windows with double-glazed windows.

On the upper floor we find the actual living area. It is accessed via an external staircase in luserna that opens onto a beautiful terrace including a wood-burning oven and barbecue. Entering the house, you immediately find yourself in the large living room with pellet stove and terrace, from here access to the spacious eat-in kitchen and the large bathroom with tub and shower.

The sleeping area is instead made up of 4 modestly sized bedrooms.

Even in this room the floors are in stoneware, the wooden window frames are double glazed and the finishes date back to the 90s.

LPG used for cooking or heating, which is currently managed by a wood boiler, septic tank, water collection well, municipal water. Structurally the property is sound, with a regularly checked roof and in good condition.

All around 1846 square meters of land. Truly a beautiful solution ready both as a first and second home.

### Property details

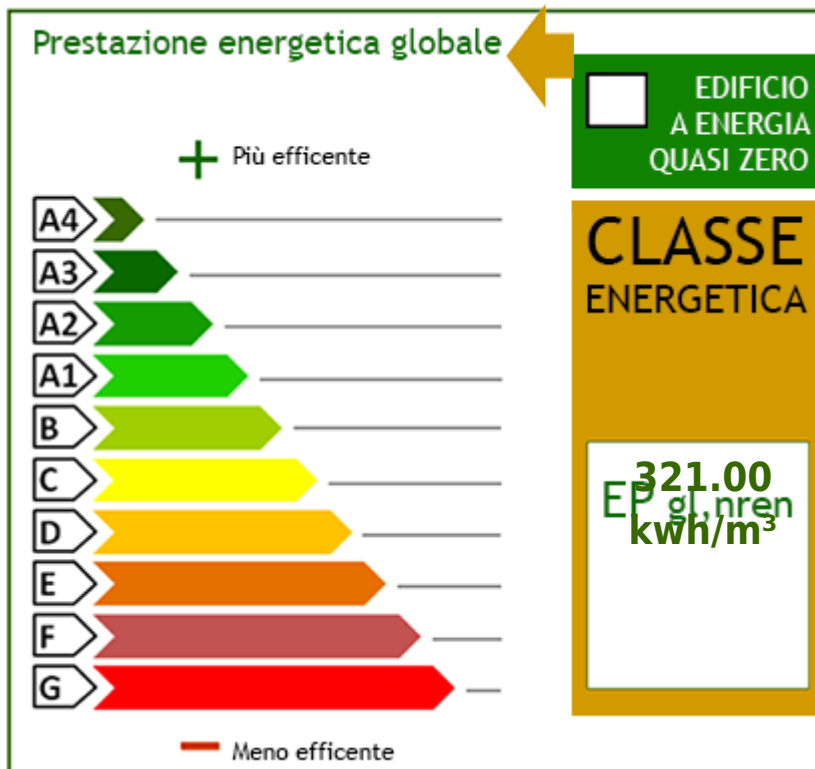
<b>Reference code:</b> 5921	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Villa / House	<b>Region:</b> Piemonte
<b>Province:</b> Cuneo	<b>Municipality:</b> Saliceto
<b>Price:</b> € 260.000 negotiable	<b>Total sqm:</b> 185 square meters
<b>Bedrooms:</b> 5	<b>Bathrooms:</b> 2
<b>Rooms:</b> 9	<b>State of conservation:</b> Good
<b>Floor type:</b> On two levels	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Parking space:</b> Covered
<b>Building age:</b> 1970	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Balconies:</b> Present
<b>Terrace:</b> Present, 20 square meters	<b>Garden:</b> Private, 1.843 square meters
<b>Distance to sea:</b> 50 meters	<b>Kitchen:</b> Habitable
<b>Box:</b> Double	

## Features

Terrace: 20 m <sup>2</sup>	TV antenna: Autonomous	Closet
Cellar	Fireplace	Shower
Wooden frames	Blinds	Terrain type: Flat
Additional positions: In the countryside	Acces	View
Water: Municipal	Sewerage: Imhoff septic	Gas: GPL
Well	Roof	Light
External area	Parkingspace	Garage
Flooring	Distance to sea	Distance to ski resorts
Distance to hospital	Water bath	Terrain: 1846 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**

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