

## Farmhouse / Estate for Sale to Denice Zone: Gorghì



**250 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 10**

In Denice in a super-panoramic position with SOUTH exposure, this beautiful property has access via a dirt road of about 200 metres, which gives the property great privacy. The buildings that make up the property are 2.

The main building is where the living quarters are located. We have an entrance on the ground floor with a kitchen and living room, a central hallway with access stairs to the first floor where there are two bedrooms. On the mezzanine floor is the bathroom. Also on the first floor is a beautiful L-shaped panoramic balcony leading to a large living room with fireplace, another storage room and the barn.

These rooms could be converted into living spaces to create a second unit, potentially for receptive use.

Also on the ground floor we have three large storage rooms that were once cellars/ stables.

In the basement there is a further cellar with a stone barrel vault.

The finishes, in general, are mixed 1960s/70s with ceramic floors, plasterwork, systems of the period.

The structure is certainly from the early 20th century.

Some of the windows, made of wood, have been replaced more recently and are double-glazed.

Septic tank , water from the consortium aqueduct, electricity, roofs seems in good conditions, to check.

## Property details

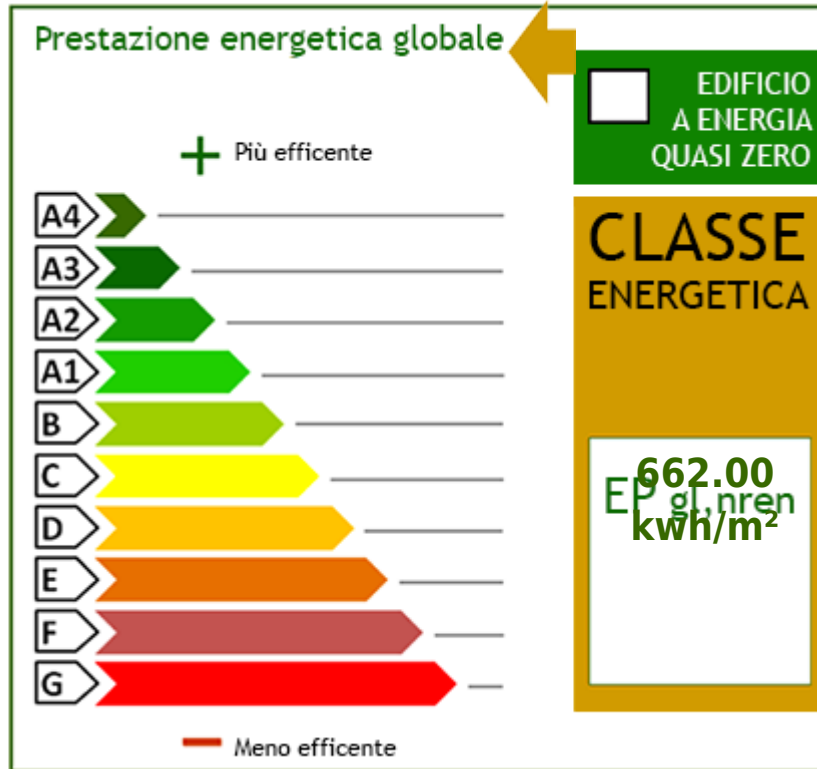
<b>Reference code:</b> 5932	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Farmhouse / Estate	<b>Region:</b> Piemonte
<b>Province:</b> Alessandria	<b>Municipality:</b> Denice
<b>Zone:</b> Gorghi	<b>Price:</b> € 130.000 negotiable
<b>Total sqm:</b> 250 square meters	<b>Bedrooms:</b> 2
<b>Bathrooms:</b> 1	<b>Rooms:</b> 10
<b>State of conservation:</b> Decent	<b>Floor type:</b> On two levels
<b>Total floors:</b> 2	<b>Central heating:</b> Self regulating
<b>Building age:</b> 1900	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Balconies:</b> Present, 10 square meters
<b>Terrace:</b> Present, 20 square meters	<b>Garden:</b> Private, 28.715 square meters
<b>Distance to sea:</b> 45.000 meters	<b>Kitchen:</b> Habitable

## Features

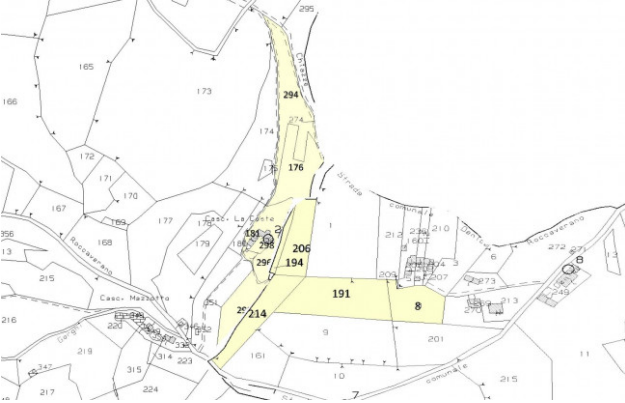
Terrace: 20 m <sup>2</sup>	Cellar: 20 m <sup>2</sup>	Terrain type: Hilly
Additional positions: In the countryside	Acces	View
Water: Constortium	Sewerage: Imhoff sepctic	Roof
Flooring	Distance to sea	Distance to ski resorts
Distance to hospital	Terrain: 28715 m <sup>2</sup>	

## Nearby

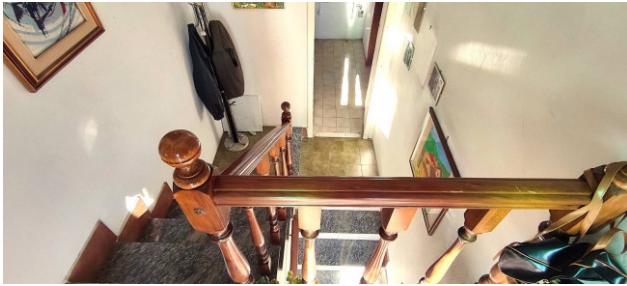
Tenniscourt	Cycle paths	Railway station	Postal offices
Municipal offices			















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