

## Villa / House for Sale to Cartosio



**200 square meters | Bathrooms: 1 | Bedrooms: 3 | Rooms: 6**

Cartosio, just minutes from the thermal town of Acqui Terme and 30 minutes from the sea (Ligurian coast); villa in the Erro valley, in the green countryside. The House has been completely renovated and partly made with the highest quality criteria. All implants are certified, double glazed wooden Windows with thermal break, imhoff tank, ceramic floors, heating with g.p.l., intrusion detection system. The distribution of space efficient and convenient.

Huge basement with laundry room and cellar/large warehouse. Upper floor with living area with kitchen, hallway with wardrobes, study. First floor with access by stairs from the living area three bedrooms and bathroom. Surrounding terrain merged to the house as lawn, garden, orchard.

Wooden garage and warehouse building. Climate g.p.l., wood Windows double glazing with thermal insulation, ceramic floors, water all redone and certificates. 4000 sqm of field around the property.

### Certifications

Energy Label:

### Property details

Reference code: 4396

For Sale/For Rent: Sale

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

Region: Piemonte

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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<b>Province:</b> Alessandria	<b>Municipality:</b> Cartosio
<b>Price:</b> € 238.000 negotiable	<b>Total sqm:</b> 200 square meters
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 1
<b>Rooms:</b> 6	<b>State of conservation:</b> Great
<b>Floor type:</b> Multi-story	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Parking space:</b> Covered
<b>Current condition:</b> Empty at time of deed	<b>Available:</b> Yes
<b>Balconies:</b> Present	<b>Terrace:</b> Present
<b>Garden:</b> Private, 4.000 square meters	<b>Distance to sea:</b> 35 meters
<b>Kitchen:</b> Habitable	<b>Box:</b> Single, 30 square meters

## Features

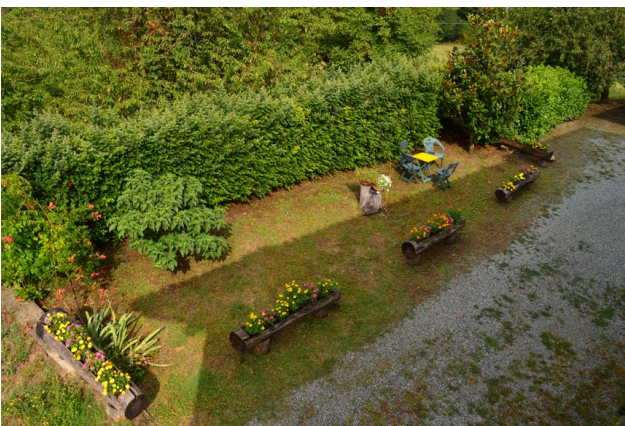
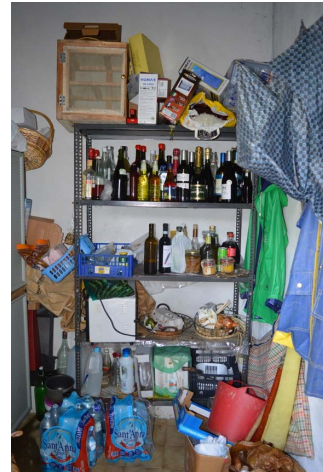
Terrace	TV antenna: Autonomous	Closet
Cellar	Fireplace	Telephone system
Electrical system: Up to code	Shower	Wooden frames
Alarm	Blinds	Terrain type: Flat
Additional positions: Not specified	Acces	View
Water: Municipal	Sewerage: Imhoff septic	Vegetable garden
Gas: GPL	Roof	Light
External area	Parkingspace	Garage
Flooring	Distance to sea	Distance to ski resorts
Distance to hospital	Water bath	Terrain: 4000 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			









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