

## Villa / House for Sale to Merana



### 260 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 8

Bornmida Valley Merana, on the border of Liguria and its beaches which can be reached in 30 minutes, in a completely naturalistic rural area uncontaminated by any type of pollution, in the midst of the hills that descend from the Langhe and slope down into a small green valley, we offer a beautiful villa just outside the town center. Independent on all 4 sides with a beautiful garden and vegetable plot at the back, ideal both as a holiday home and as a single- or two-family residential home.

It is spread over two levels. On the ground floor there is an entrance onto a beautiful 36 square meter living room from here access to a laundry room where the boiler is also located, a bedroom, a bathroom and a cellar.

From the main entrance with hallway staircase to the first floor we still find a study/bedroom.

The internal staircase leads to the apartment on the upper floor which consists of a corridor, large kitchen, two bedrooms, bathroom and large living room. Two terraces, one of which is livable.

Very convenient access to the attic, high, with perfect wooden beams and concrete tile roofing.

80s/90s systems, ceramic floors, aluminum and double glazed wooden windows, connection to the aqueduct and municipal sewerage, well with pump.

Pellet stove. Heating also with gas boiler and radiators. House with a lot of potential and with the possibility of implementing the living part, it enjoys good privacy and is one step away from all services. Excellent opportunity both as a permanent home and as a holiday residence near the sea and the Piedmontese Langhe.

The Ligurian coast can be reached in 30 minutes

The spa town of Acqui Terme in 20

the area of the great Asti wines, Nizza Monferrato, Canelli, in 45 minutes

Genoa airport in 60 minutes and Milan airport in 120.

## Certifications

Energy Label:

## Property details

**Reference code:** 4922

**For Sale/For Rent:** Sale

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

**Region:** Piemonte

**Province:** Alessandria

**Municipality:** Merana

**Price:** € 140.000 negotiable

**Total sqm:** 260 square meters

**Bedrooms:** 4

**Bathrooms:** 2

**Rooms:** 8

**State of conservation:** Good

**Floor type:** Multi-story

**Total floors:** 2

**Central heating:** Self regulating

**Current condition:** Empty at time of deed

**Available:** Yes

**Balconies:** Present

**Terrace:** Present

**Garden:** Private, 500 square meters

**Distance to sea:** 30 meters

**Kitchen:** Habitable

**Box:** Single

## Features

Terrace	Closet	Cellar
Fireplace	Telephone system	Electrical system: Up to code
Shower	Wooden frames	Aluminium frames
Blinds	Terrain type: Flat	Additional positions: In the village
Acces	Water: Municipal	River/Stream
Sewerage: Communal	Vegetable garden	Gas: Natural gas
Well	Roof	Light
Suitable for two families	External area	Parkingspace
Flooring	Distance to sea	Distance to ski resorts
Distance to hospital	Water bath	Terrain: 500 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

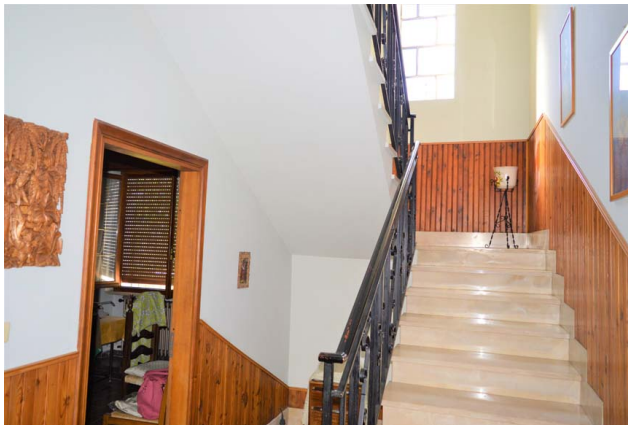
**Immobiliare IPI**

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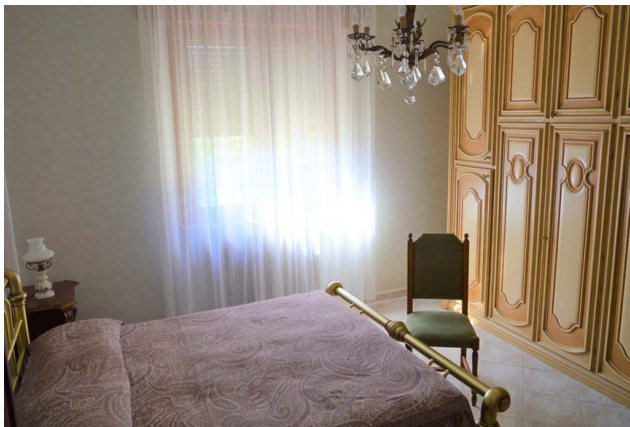
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