Immobiliare IPI
Via Fratelli Francia, 26 - 17014 Cairo Montenotte
Phone number 0195090590 Fax 019504378

Villa / House for Sale to Piana Crixia



180 square meters | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

The House of Silence

Immersed in silence, the house stands on the beautiful Ligurian Calanchi. By day your gaze sweeps over the hillside (7 hectares of property) encountering only woods and fields. In the evening you can see fallow deer pass not far from the house. At night, fireflies come to visit (the air is very clean). La Casa del Silenzio is a meditative place: in autumn and winter you can relax in front of the two fireplaces in the house; in spring and summer you can find peace and rest under the large veranda surrounded by roses, or in the hammocks among the trees on the property, or under the gazebo a little further on, towards the vegetable garden. It is the ideal place to regenerate, alone or with your best friends.

Let's see in detail what the house looks like.

The location is Piana Crixia, in the park area. The house is surrounded by 7 hectares of land (forest and fields). The climate is cool and always gently breezy, even in the height of summer. A dirt road, passable by any car, makes it possible to reach the state road in 2 minutes, making connections with large cities (2.5 hours from Milan, 2 h from Turin) and the sea (40 minutes from Savona) convenient. The total surface area is 180 square metres for the residential part to which approximately 60 square metres of a very nice outbuilding located near the main house must be added. On the first floor there is a large living room in pietra piasentina with a fireplace, from which there is access to the beautiful kitchen in wood and marble with its sink also in marble. On the same floor there is an ante bathroom with a large chestnut wardrobe and a bathroom with shower and washing machine. The second floor, which is reached by a wenge-wood staircase, is entirely in nailed parquet. There you will find two guest rooms, a storage room and a guest bathroom, as well as the master bedroom with fireplace and chestnut built-in wardrobes, from which you can access the master bathroom. The tiles in the bathrooms are Vietri ceramics. The internal doors are all in chestnut. The main and secondary doors, which lead onto a beautiful

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veranda, are shatterproof. The windows are double-glazed. Behind the house is a gazebo. The property is completed by a 60 sqm tool shed with light and water as described above. There is an alarm, which can also be managed via telephone and gas heating, with a consumption cylinder, can also be managed via telephone. Outside there is an irrigation system for the plants around the house and for the vegetable garden, which is also prepared for the greenhouse cover.

Property details

Reference code: 5238	**For Sale/For Rent**: Sale
Type (Apartment, villa, etc): Villa / House	**Region**: Liguria
Province: Savona	**Municipality**: Piana Crixia
Price: € 270.000	**Total sqm**: 180 square meters
Bedrooms: 3	**Bathrooms**: 3
Rooms: 5	**State of conservation**: Great
Floor type: On two levels	**Total floors**: 2
Central heating: Self regulating	**Current condition**: Empty at time of deed
Available: Yes	**Garden**: Private, 70.000 square meters
Distance to sea: 32.000 meters	**Kitchen**: Habitable

Features

TV antenna: Autonomous	Closet	Cellar: 60 m²
Fireplace	Parquet	Telephone system
Electrical system: Up to code	Shower	Aluminium frames
Alarm	Blinds	Terrain type: Flat
Additional positions: In the countryside	Acces	View
Water: Municipal	Sewerage: Imhoff sepctic	Vegetable garden
Gas: GPL	Roof	Light
External area	Parkingspace	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Water bath	Terrain: 70000 m²	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			

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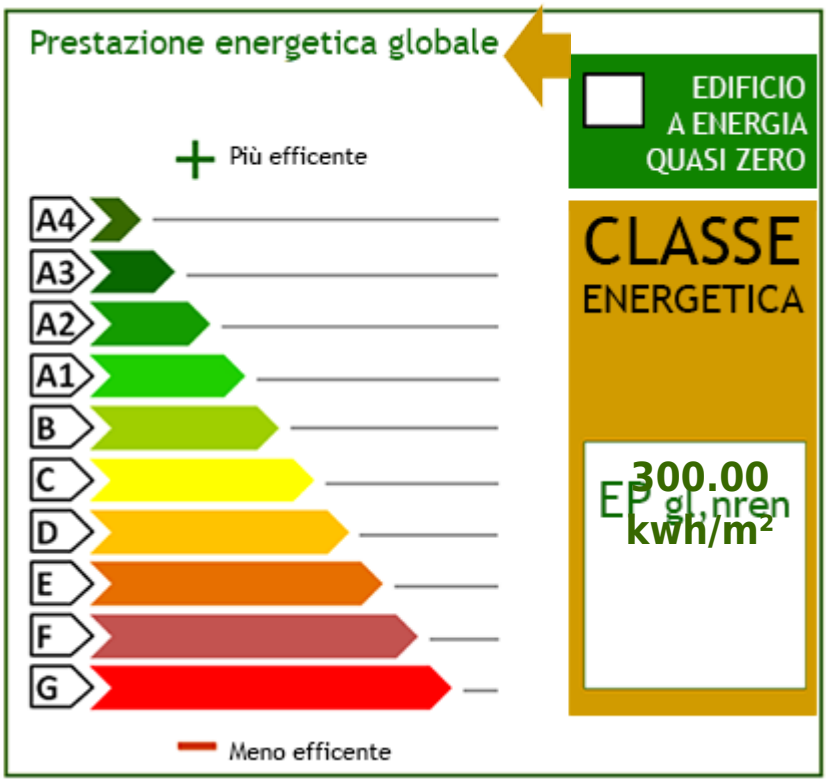

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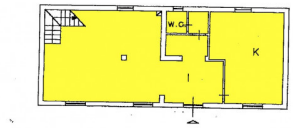
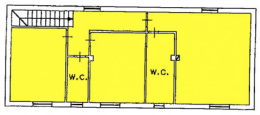


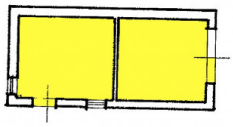
Hm= 2,70 m.

Pianta Piano Terra

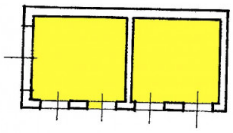


Hm= 2,70 m.

Pianta Piano Primo



PIANO TERRA
H= 2.55



PIANO PRIMO
H= 2.50

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