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

House for Sale to Mioglia
Zone: Dogli



350 square meters | Bathrooms: 2 | Bedrooms: 9 | Rooms: 15

For sale in Mioglia, in the immediate hinterland of the Ligurian coast in a pleasant hamlet 25 minutes from the sea: a semi-detached two-family house, with a garage and two barns, as well as associated land.

In the main building, the ground floor features an entrance hall with a staircase leading to the upper floors. On this level, there are four rooms registered as storage spaces but currently used as a summer kitchen and hallways. On the first floor, accessible via an internal staircase as well as directly from the outside through a door leading into the kitchen, there are two bedrooms, a large living room, the kitchen, a bathroom and a terrace.

On the upper floor, the layout is similar, with four bedrooms-one of which is enormous-a bathroom and a balcony. There is also access from this floor to a large attic.

The ground floor is the oldest part; the finishes date back to the 1960s and the condition is poor. The other floors have more recent finishes dating from the 1990s, with tiled floors and single-glazed wooden windows.

The heating system consists of radiators powered by a wood-fired boiler. The boiler's functionality needs to be checked. Wastewater is discharged into the municipal sewer system; there are connections to the electricity and natural gas networks, with the gas connection at the door currently unconnected.

Overlooking the private courtyard are two further attractive buildings, formerly used as barns, stables and storage areas.

Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

The first is approximately 60 m² spread over two floors with a new and very attractive wooden roof.

The second, approximately 80 m² also spread over two floors, is currently classified as a warehouse and was formerly a stable on the ground floor and a barn on the first floor. This property also has a new wooden roof with truly beautiful exposed beams.

These buildings offer great potential for the property, as they are structurally suitable for conversion into residential accommodation, further expanding the available space.

A lovely oven and an additional storage room complete the buildings situated in the courtyard.

All the properties are structurally very sound and in good condition.

The private courtyard, measuring approximately 500 square metres, can be enclosed as there are no rights of way or easements.

The property is effectively equivalent to a detached house as there are no shared facilities or easements, making it ideal for large-scale developments, including hospitality projects, B&Bs or other uses. The good structural condition of the buildings, although some interior refurbishment is required to bring them up to modern living standards, combined with the location amidst unspoilt natural surroundings, proximity to amenities and easy access to the beaches, adds significant potential to this complex, which is being sold at an absolutely extraordinary price. An opportunity not to be missed

Certifications

Energy Label:

Property details

Reference code: 5345	**For Sale/For Rent**: Sale
Type (Apartment, villa, etc): House	**Region**: Liguria
Province: Savona	**Municipality**: Mioglia
Zone: Dogli	**Price**: € 50.000
Total sqm: 350 square meters	**Bedrooms**: 9
Bathrooms: 2	**Rooms**: 15
State of conservation: Decent	**Floor type**: Multi-story
Total floors: 3	**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**: 25 meters
Kitchen: Habitable	**Box**: Double

Features

TV antenna: Autonomous	Closet	Cellar
Fireplace	Shower	Wooden frames
Blinds	Terrain type: Flat	Additional positions: In the village
Acces	View	Water: Municipal
Sewerage: Communal	Vegetable garden	Gas: Natural gas
Well	Roof	Light

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Suitable for two families	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 500 m²		

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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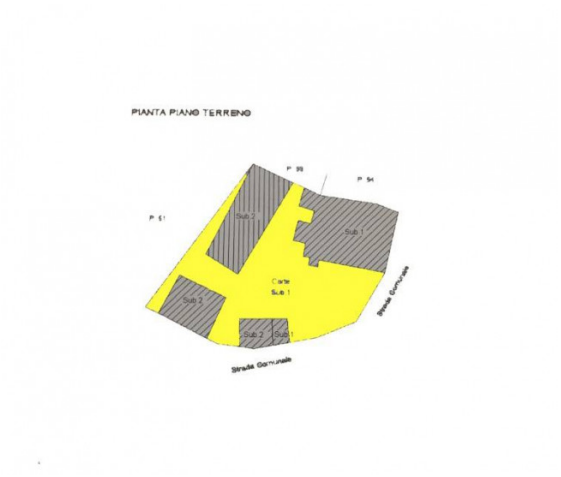


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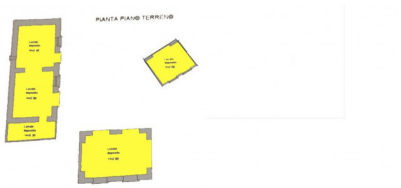
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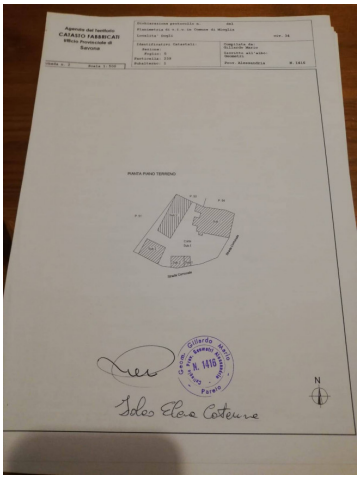


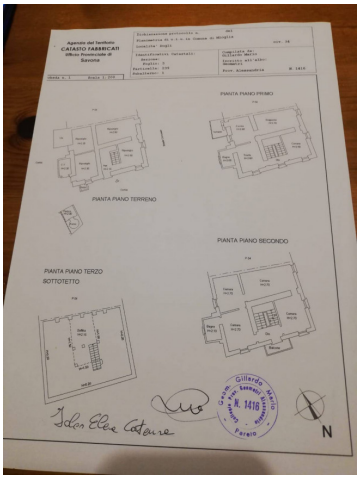


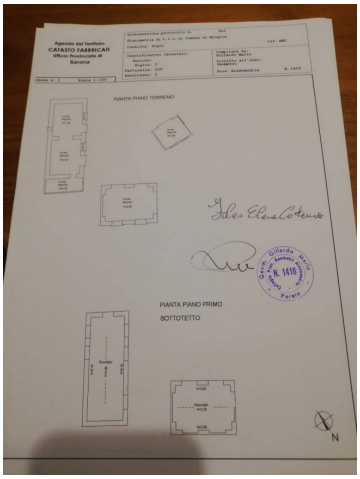












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