

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.

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

Parking space: Open

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

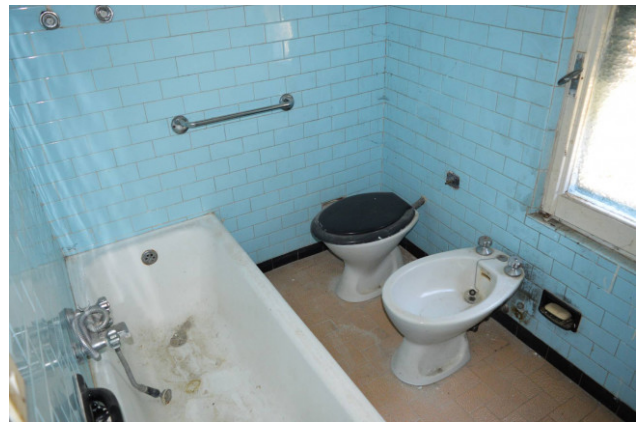
Gas: Natural gas

Well	Roof	Light
Suitable for two families	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 500 m ²		

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			





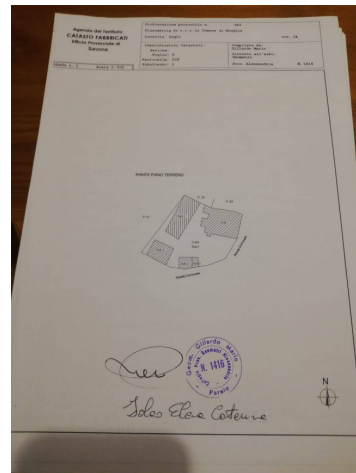
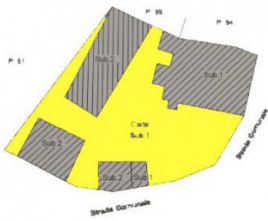
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PIANTA PIANO TERRENO



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