

## House for Sale to Dego



### 120 square meters | Bathrooms: 1 | Bedrooms: 3 | Rooms: 8

Ligurian Langhe, Dego 25 minutes from the Savona coast, immersed in the green hills of the hinterland in an environment of absolute naturalistic value, traditional farmhouse with annexed former barn and warehouse. The structure is in traditional local stone, the residential building is divided into two blocks connected with the cellar area in the basement with large spaces that could become a rumpus room, the housing part on the mezzanine floor with entrance to the kitchen, bedroom, bathroom, another room used as a utility room but could be bedroom, bathroom. Access staircase to the upper floor, which can also be reached from an independent external entrance where we find 2 other rooms, one used as a bedroom and the other as a hallway. From the hallway you can access the attic of the underlying part which is very large and high enough to obtain an attic.

The second building is in exposed stone and was used as a barn, shelter for tools and animals. It is spread over two floors with a subdivision on the ground floor into two shelter rooms, one with a wood oven. The unique barn top.

The house is set in a context of two buildings and therefore has a neighbor who uses his property as a second home and together they share the access courtyard.

The structure of the buildings is excellent for the residential one and discreet for the stone porch, the finishes of the house are from the 70s, with tiled floors, single-glazed wooden windows.

The water is municipal, electricity, septic tank for wastewater.

The land merged around is 58,400 square meters but if you want you can have more. The access road is asphalted municipal for one part and for another stretch of about 300 meters very nice and flat dirt road.

Ideal for living in the open as a second home but also as a first home for those who prefer tranquility. The town and services are about 3 km away, the mnare 25 minutes, the ski slopes 90 minutes, the areas of the great Piedmontese wines from Alba and Asti in 60 minutes.

## Certifications

Energy Label:

## Property details

Reference code: 5420

For Sale/For Rent: Sale

Type (Apartment, villa, etc): House

Region: Liguria

Province: Savona

Municipality: Dego

Price: € 60.000 negotiable

Total sqm: 120 square meters

Bedrooms: 3

Bathrooms: 1

Rooms: 8

State of conservation: Good

Floor type: 2

Total floors: 2

Central heating: Self regulating

Current condition: Empty at time of deed

Available: Yes

Garden: Private, 58.400 square meters

Distance to sea: 25.000 meters

Kitchen: Habitable

## Features

TV antenna: Autonomous

TV antenna: Autonomous

Closet

Closet

Cellar: 30 m²

Cellar: 30 m²

Fireplace

Fireplace

Electrical system: Up to code

Electrical system: Up to code

Shower

Shower

Wooden frames

Wooden frames

Blinds

Blinds

Terrain type: Hilly

Terrain type: Hilly

Additional positions: In the countryside

Additional positions: In the countryside

Acces

Acces

View

View

Water: Municipal

Water: Municipal

Vegetable garden

Vegetable garden

Roof

Roof

Light

Light

External area

External area

Parkingspace

Parkingspace

Flooring

Flooring

Distance to sea

Distance to sea

Distance to ski resorts

Distance to ski resorts

Distance to hospital

Distance to hospital

Water bath

Water bath

Terrain: 10000 m²

ideal for horses

Terrain: 10000 m²

ideal for horses

## Nearby

Gyms

Spas

Gyms

Soccerfields

Spas	Sport complexes	Soccerfields	Tenniscourt
Sport complexes	Tenniscourt	Cycle paths	Playgrounds
Cycle paths	Railway station	Playgrounds	Railway station
Public transport	Public transport	Kindergarden	Kindergarden
Elementary school	Elementary school	Middle school	Middle school
High school	High school	Bar	Bar
Postal offices	Postal offices	Commercial center	Commercial center
Municipal offices	Municipal offices		









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

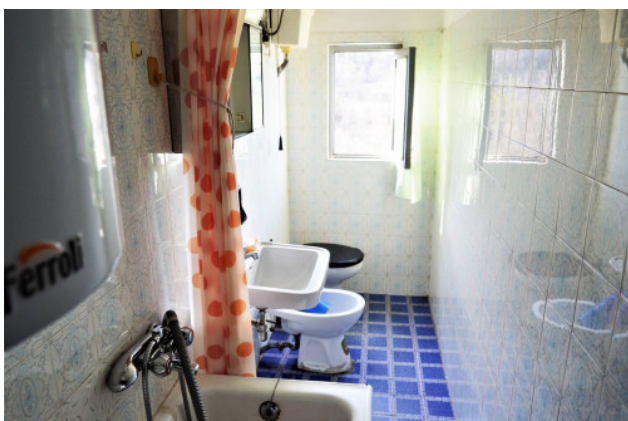
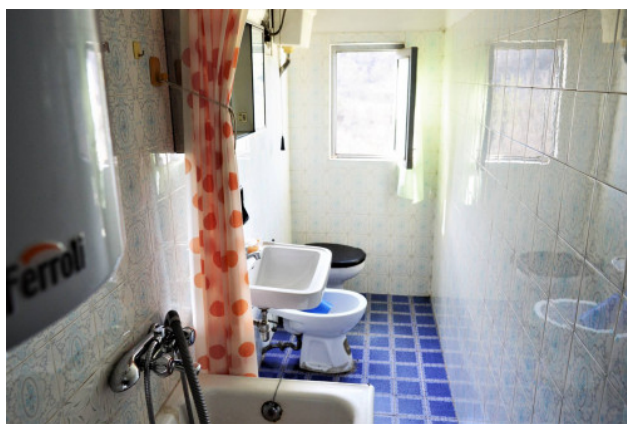
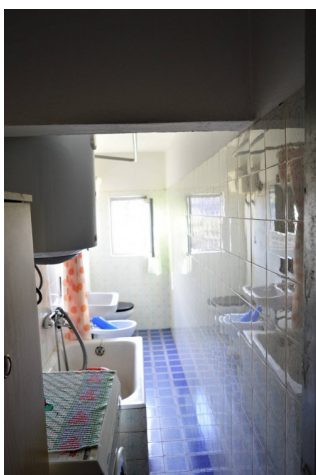
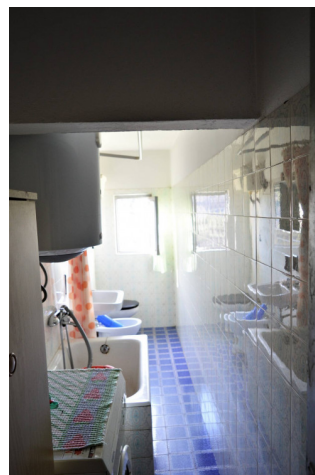
**Immobiliare IPI**

Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

info@immobiliareipi.it - <https://www.immobiliareipi.it>

V.A.T. 01083550093

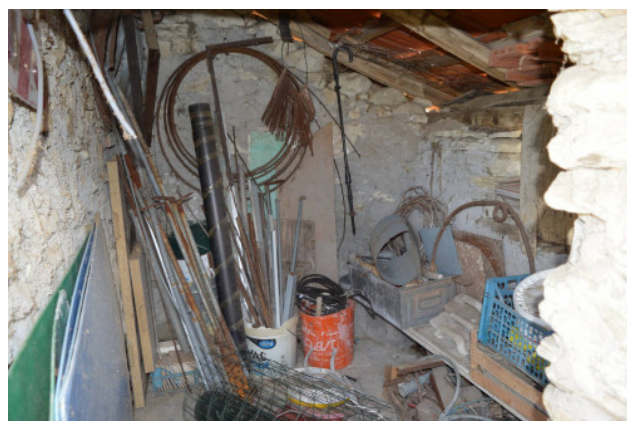




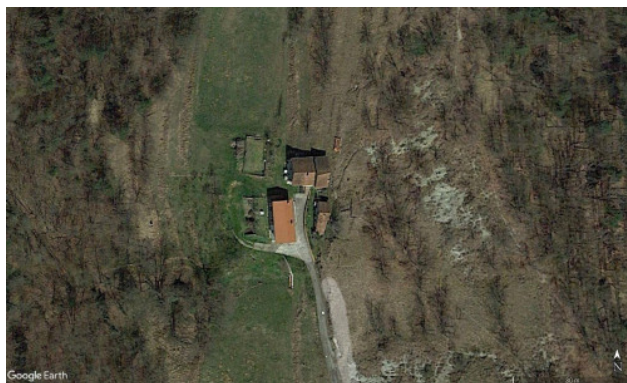




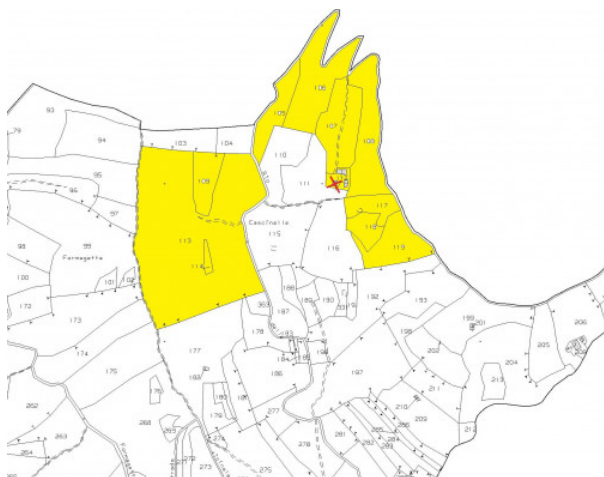
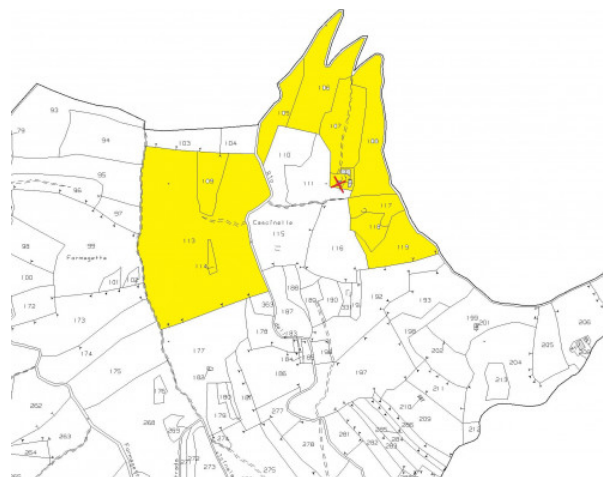
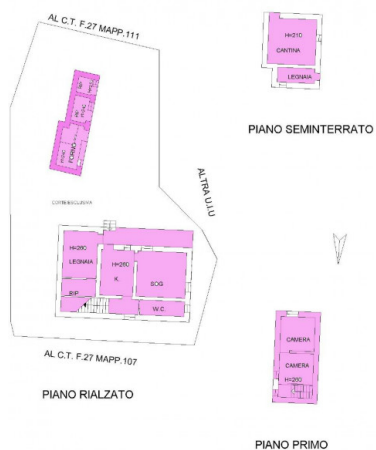
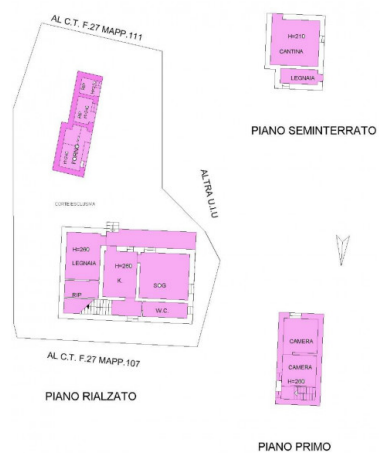












Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

**Immobiliare IPI**

Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

info@immobiliareipi.it - <https://www.immobiliareipi.it>

V.A.T. 01083550093