

Country House (rustic) for Sale to Piana Crixia Zone: San Massimo



450 square meters | Bathrooms: 1 | Bedrooms: 5 | Rooms: 18

Ligurian Langhe, Piana Crixia, bordering the Langhe in the territory of Alba, 15 minutes from Cortemilia, the symbolic city of hazelnut groves, 35 km from Alba, 45 minutes from the beaches of the Ligurian Sea, located at the top of a hill in the middle Nature park of the Liguria region with an extraordinary view for sale former agricultural property consisting of land, residential buildings and former agricultural buildings. The complex is on the edge of a small farming village that is now almost completely uninhabited and consists of a residential house built in the 60s, two former agricultural buildings with barn, former stable and warehouse, a second residential house to be completely restored, a large squeegee, well, oven, etc. Municipal water, electricity connection, septic tank drains, simple glass wooden windows, ceramic and grit floors.

The most recent residential house is structured on one floor of about 120 square meters in addition to a basement cellar storage room and the attic. The interiors are divided into very large rooms and include a kitchen, living room, three bedrooms, bathroom and, as already indicated, a large cellar and storage room accessible directly from inside. The roof is good and the perimeter structure is all in stone walls which could be brought back to view by removing the plaster. The internal divisions also have evident cracks which do not, however, affect the stability of the building which is absolutely structurally intact. In adherence a nice oven.

In front of the house there is a storage building with a full-height roof of about 35 square meters that can be used in various ways. Still next to it, detached from the house, another building with a stone structure, former stable and barn, on two floors for a total of approximately 80 m2. Also adjoining the other buildings is a further residential building, completely to be restored, absolutely original which could become a spectacular home with an appropriate renovation. In this structure we find a residential part of 4 rooms on the mezzanine floor with cellars, warehouses, rooms with brick vaults on the ground floor. There is an internal courtyard with a very characteristic water collection well and opposite, still in the courtyard, a beautiful former squeegee building all in exposed stone. Example of an original and characteristic old farmhouse of a type that is now almost unobtainable.

All with 18,000 square meters of land partly in a single block around the house and partly near the buildings. If desired, other land can also be purchased by consistently implementing the agricultural site.

Ideal for renovation and use or as a prestigious residence in the Langhe and a few minutes from the sea or as a tourist accommodation facility. Rare occasion by type, location and price.

Certifications

Energy Label:

Property details

Reference code: 5617

For Sale/For Rent: Sale

Type (Apartment, villa, etc): Country House (rustic)

Region: Liguria

Province: Savona

Municipality: Piana Crixia

Zone: San Massimo

Price: € 65.000 negotiable

Total sqm: 450 square meters

Bedrooms: 5

Bathrooms: 1

Rooms: 18

State of conservation: To be restructured

Floor type: On two levels

Total floors: 2

Central heating: Self regulating

Current condition: Empty at time of deed

Available: Yes

Garden: Private, 18.000 square meters

Distance to sea: 45 meters

Kitchen: Habitable

Box: Double, 35 square meters

Features

TV antenna: Autonomous

Closet

Cellar

Fireplace

Telephone system

Wooden frames

Blinds

Terrain type: Flat

Additional positions: In the countryside

Acces

View

Water: Municipal

Sewerage: Cesspool

Vegetable garden

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: 18000 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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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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V.A.T. 01083550093







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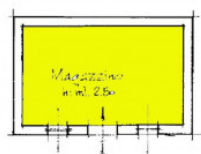
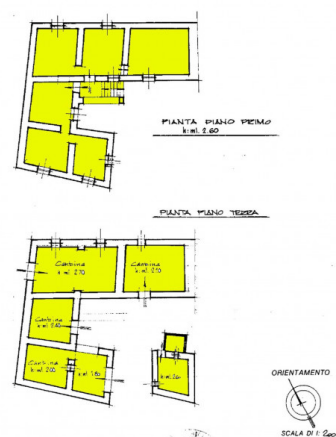
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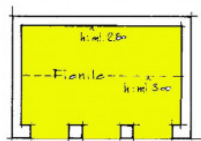
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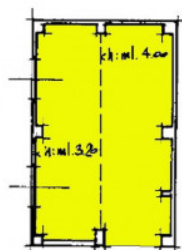




PIANO TERRA h: ml. 2,50



PIANO PRIMO h: ml. 2,75



PIANO TERRA - FENILE

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