

Villa / House for Sale to Malvicino Zone: Gelati



145 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

Cartosio, valley of the Erro river, 15 minutes from the spa town of Acqui Terme and 45 minutes from the Ligurian beaches, in the most luxuriant and wild nature, in an absolutely unique and incomparable context of privacy, we offer this beautiful housing solution consisting of a villa on 2 levels with surrounding land of about 6000 square meters.

Access is, in the last stretch from a dirt road in the woods, absolutely well maintained and municipal.

The property is accessed via a private gate.

The courtyard, perfectly maintained, is in gravel and an imposing 200-year-old oak dominates the front of it.

The house has on the ground floor a beautiful living area, bright, facing south with an arched window, a kitchenette, a bathroom and a storage room/study/bedroom.

Access to the first floor where we find 2 bedrooms and bathroom and a mezzanine area also accessible from the living room with a wooden staircase.

The house exudes the love and dedication with which it was built. Clean, simple and at the same time with great attention to detail.

The exterior, facing south, is well-kept and a driveway planted with lavender leads, crossing a small fairy-tale bridge, to a small stone warehouse which has also been renovated.

The structure of the house is excellent, with a perfect roof, double glazed wooden windows and external aluminum windows.

Water, electricity from photovoltaic panels (to be evaluated, for prolonged use throughout the year, the connection to the public line), imhoff pit.

Privileged solution for those who love nature in its simple essentiality, a small naturalistic paradise now very rare, intended for people particularly inclined towards private living in the midst of nature.

Property details

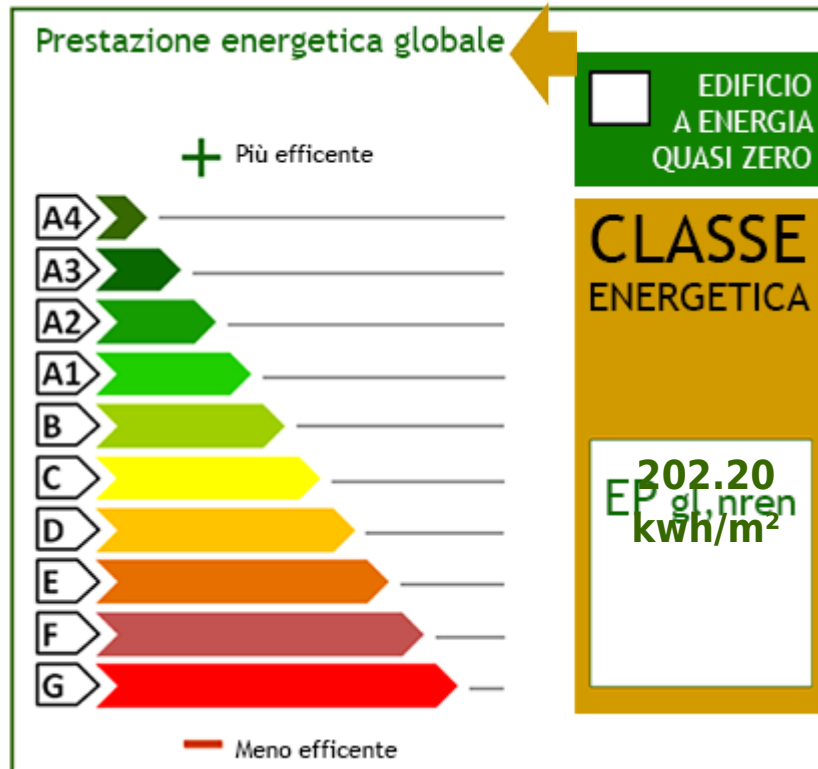
Reference code: 5639	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Villa / House	Region: Piemonte
Province: Alessandria	Municipality: Malvicino
Zone: Gelati	Price: € 250.000 negotiable
Total sqm: 145 square meters	Bedrooms: 3
Bathrooms: 2	Rooms: 5
State of conservation: Great	Floor type: On two levels
Total floors: 2	Central heating: Self regulating
Building age: 2010	Current condition: Empty at time of deed
Available: Yes	Garden: Private, 6.000 square meters
Kitchen: Kitchenette	

Features

Terrace: 300 m²	Wooden frames	Aluminium frames
Blinds	Terrain type: Hilly	Acces
Water: Municipal	Sewerage: Imhoff septic	Gas: GPL
Solar panels	Roof	External area
Flooring	Distance to sea	Distance to ski resorts
Distance to hospital	Water bath	Terrain: 6000 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			





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

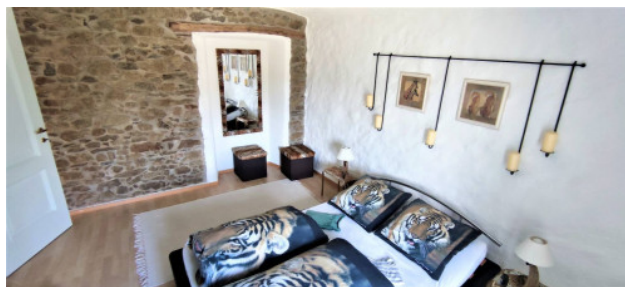
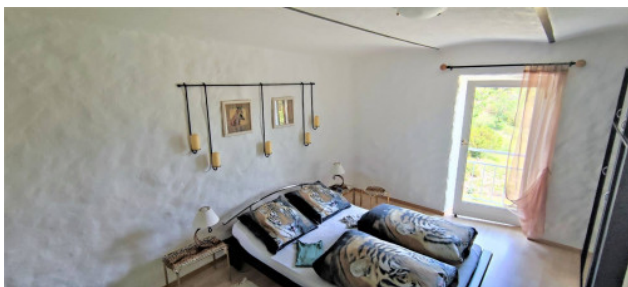
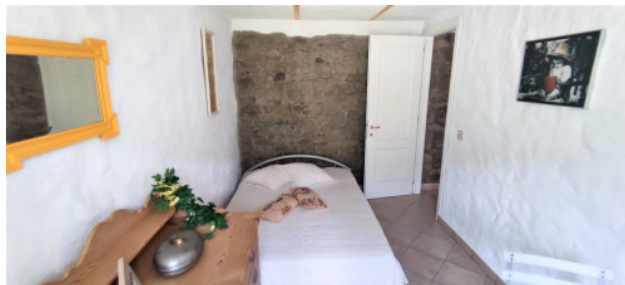
Immobiliare IPI

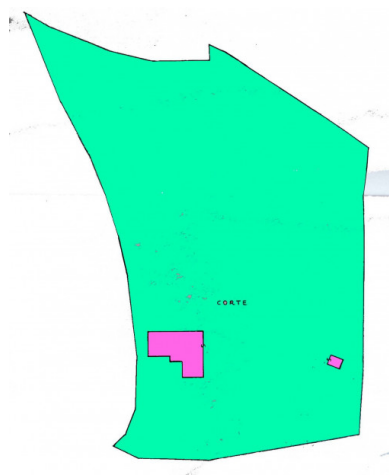
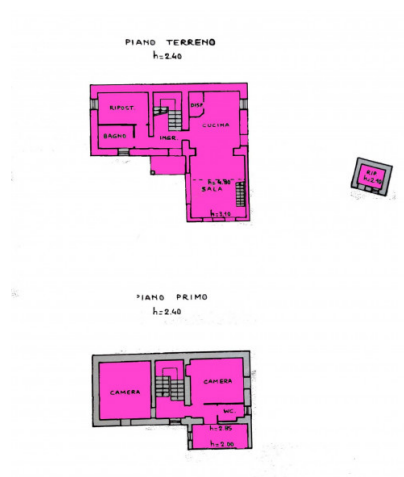
Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

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