

Villa / House for Sale to Bubbio



231 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 11

Bubbio, Langhe of the Asti area typical of great wines, Barbera, Moscato, Nizza, etc., 15 minutes from the city of Acqui Terme and about 50 minutes from the Ligurian coast, in the heart of the town we offer a beautiful housing solution valid both as a first home and second residence in the Langhe area of Asti.

The villa is surrounded by a large plot of land in the garden of about 1000 square meters with greenery and fruit trees, completely fenced with entrance from the main road, it distances itself sufficiently from it to have good privacy and at the same time enjoy the advantages of being at the center of services and shops. The building, divided into a basement and a mezzanine floor, is in good structural condition and is divided into two residential units of 144 and 115 square meters respectively as well as garages and rooms for various uses for another 115 square meters. The two units have independent entrances but can be easily joined from the inside by simply opening a wall.

Mezzanine floor with the first house, entrance from the veranda terrace which gives access to the internal corridor where we find a semi-habitable kitchen with access to the terrace, a dining room, two double bedrooms, one with a terrace, a single bedroom currently used as a pantry and a bathroom. The finishes are from the 80s with ceramic floors, walls with tapestry, single glazed wooden windows. Independent heating by radiators with natural gas boiler.

The second housing unit also on the mezzanine floor with entrance to the living area with kitchenette, a bedroom and a bathroom, finishes like the previous ones with tiled floor, single glazed wooden windows, walls without upholstery, heating with radiators. Some internal doors are missing.

The basement part consists of a garage and a series of cellars and warehouses, laundry. Ideal for a very large rumpus room. Externally a canopy leaning against the rear wall.

Municipal aqueduct, electricity, gas, municipal sewerage. All in good condition only to be modernized to become a prestigious solution, generous spaces both in the living area and in the service areas, large and easily manageable space around. Excellent opportunity both as a main residence and as a holiday home a stone's throw from the most important wine-growing centers of the Asti area and from the

spa town of Acqui Terme.

Property details

Reference code: 5644	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Villa / House	Region: Piemonte
Province: Asti	Municipality: Bubbio
Price: € 165.000	Total sqm: 231 square meters
Bedrooms: 4	Bathrooms: 2
Rooms: 11	State of conservation: Good
Floor type: On two levels	Total floors: 2
Central heating: Self regulating	Available: Yes
Terrace: Present, 20 square meters	Garden: Private, 1.000 square meters
Distance to sea: 50 meters	Kitchen: Semi-habitable
Box: Triple, 50 square meters	

Features

Terrace: 20 m ²	TV antenna: Autonomous	Closet
Cellar: 30 m ²	Fireplace	Telephone system
Shower	Wooden frames	Blinds
Terrain type: Flat	Additional positions: In the village	Acces
View	Water: Municipal	Sewerage: Communal
Vegetable garden	Gas: Natural gas	Roof
Light	Suitable for two families	External area
Parkingspace	Garage	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Water bath	Terrain: 1000 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			



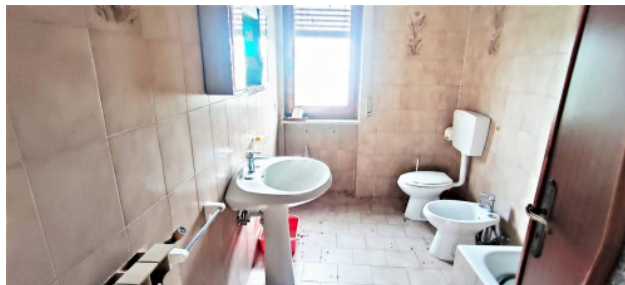




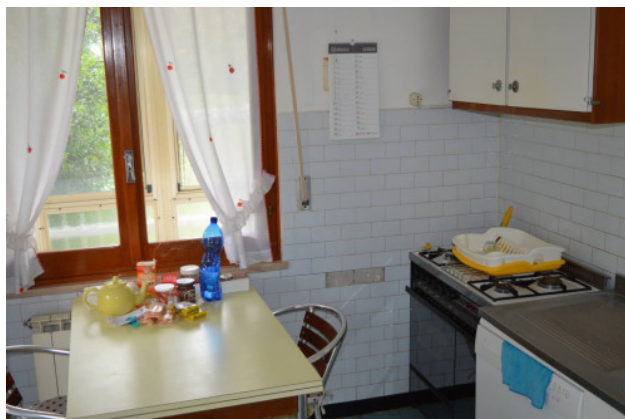


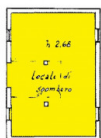
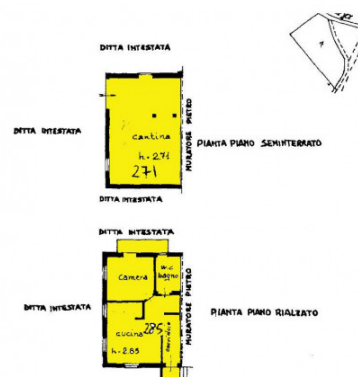
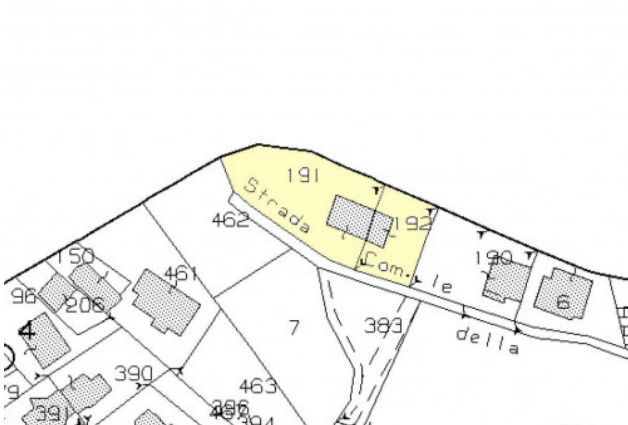
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Immobiliare IPI
 Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378
 info@immobiliareipi.it - <https://www.immobiliareipi.it>
 V.A.T. 01083550093









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