Immobiliare IPI
Via Fratelli Francia, 26 - 17014 Cairo Montenotte
Phone number 0195090590 Fax 019504378

Country House (rustic) for Sale to Pareto

400 square meters | Bathrooms: 2 | Bedrooms: 5 | Rooms: 12

In Pareto, the first hinterland behind the Ligurian coast and Savona, in the middle of the "Calanchi", just 25 km from the sea, in an enviable position for exposure, accessibility, privacy and authenticity of the building, we offer this rustic solution consisting of 2 units, surrounded by approximately 15,000 m2 of land.
The building is all in stone, absolutely authentic, not polluted by invasive renovations.
The first part, arriving from the road, unpaved in the last 200 m, is about 70 square meters of living space as well as a beautiful cellar and sorage rooms. The second part consists of a house with kitchen and living room on the ground floor and 3 rooms and former barn rooms on the 1st floor.
The roofs are in various conditions: the first part is in wood and needs fixing, the second part is also a wooden roof, but it was redone about 30 years ago and it still is in good condition.
The interiors of the 2 units are to be completely restored in all their parts: from the plaster to the utilities, from the windows to the flooring.
There are 3 wells on the property, 2 of which are springs while one collects rainwater.
There is also municipal water and electricity. Septic tank / cesspool.

Property details

Reference code: 5655

For Sale/For Rent: Sale

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

Region: Piemonte

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Province: Alessandria	**Municipality**: Pareto
Price: € 85.000 negotiable	**Total sqm**: 400 square meters
Bedrooms: 5	**Bathrooms**: 2
Rooms: 12	**State of conservation**: To be restructured
Floor type: On two levels	**Total floors**: 2
Central heating: Self regulating	**Building age**: 1940
Current condition: Empty at time of deed	**Available**: Yes
Garden: Private, 15.000 square meters	**Distance to sea**: 27.000 meters
Kitchen: Habitable	

Features

Terrace	Closet	Cellar: 20 m²
Fireplace	Wooden frames	Blinds
Terrain type: Hilly	Additional positions: In the countryside	Acces
View	Water: Municipal	Sewerage: Cesspool
Vegetable garden	Gas: Not specified	Well
Roof	Light	Suitable for two families
Parkingspace	Garage	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 15000 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			

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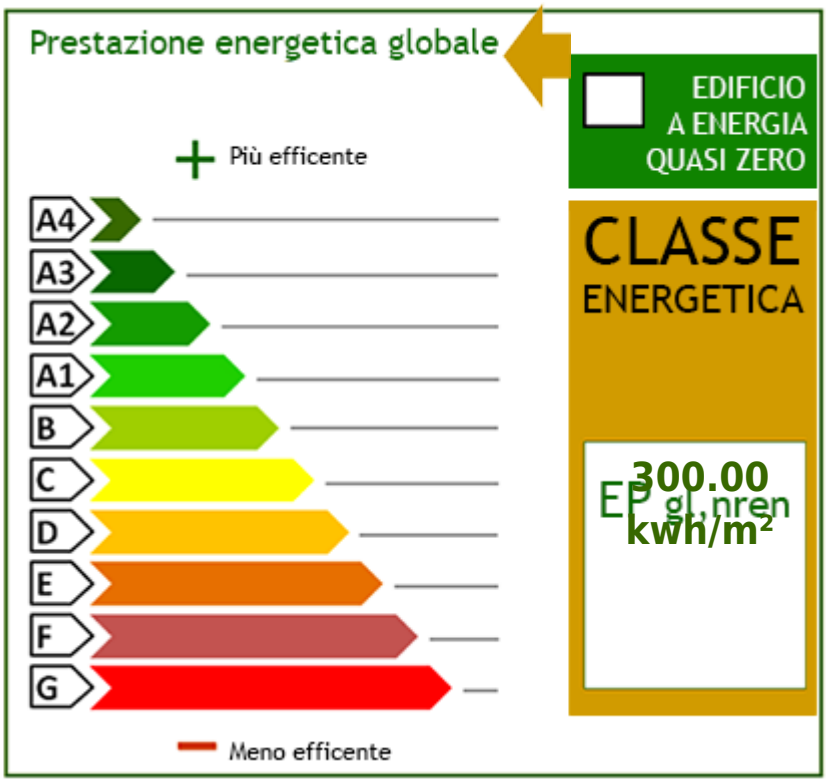

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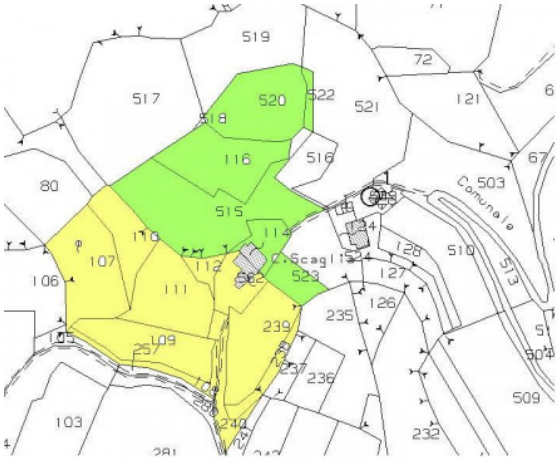

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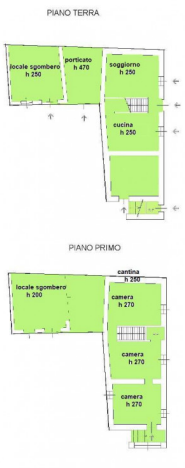

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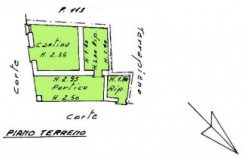
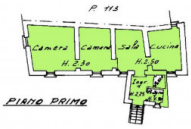
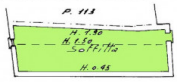


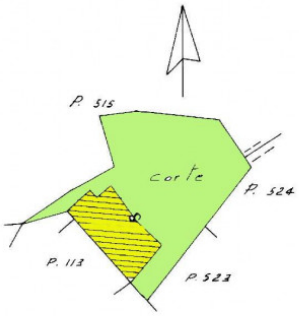
PIANO TERRENO



PIANO PRIMO

PIANO SECONDO SOTTOTETTO





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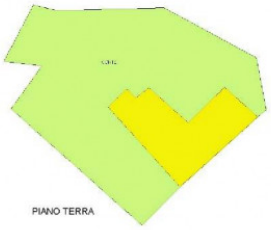

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