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

Villa / House for Sale to Denice
Zone: Piani Superiori



350 square meters | Bathrooms: 3 | Bedrooms: 5 | Rooms: 10

In Denice, a beautiful village close to the Asti Langhe of Roccaverano, just a few kilometres from the spa town of Acqui Terme and about an hour's drive from the Ligurian Sea, in a position convenient to the services of the village of Montechiaro d'Acqui, we propose this small villa surrounded by a fenced garden, with access from a road with absolutely no traffic and arranged on three levels.

The structure, solid, in brick and cement, 1980s, consists of three living rooms.

On the ground floor we have an eat-in kitchen, a bedroom, a bathroom, the technical room, the garage, and a pantry.

With access both from the ground floor and from an external staircase we access the first floor which consists of a large entrance hall, a living room with fireplace with large windows, a dining room with kitchenette, two bedrooms, and a bathroom.

With access from the external staircase we still have the attic which consists of a kitchenette, dining room, living room, two bedrooms and bathroom. On this last floor the rooms are more rustic, the whole is to be better finished and possibly also redesigned for optimal habitability.

Cement roof, period finishes with ceramic floors, peach-pine single-glazed windows, shutters, 1980s installations.

On the property, fenced, there is also a spring well with autoclave.

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Methane gas connection from the house.

Heating to date with radiators with oil boiler.

Gate with provision for electrification and external lighting.

Municipal water, electricity, sewerage, 1200 sqm garden.

Turin 108 km

Milan 150 km

Genoa 95 km

Alba 48 km

Acqui Terme 22 km

Savona (sea) 59 km

Ski slopes (Frabosa/Prato Nevoso) 94 km

Property details

Reference code: 5770	**For Sale/For Rent**: Sale
Type (Apartment, villa, etc): Villa / House	**Region**: Piemonte
Province: Alessandria	**Municipality**: Denice
Zone: Piani Superiori	**Price**: € 170.000 negotiable
Total sqm: 350 square meters	**Bedrooms**: 5
Bathrooms: 3	**Rooms**: 10
State of conservation: Good	**Floor type**: Multi-story
Total floors: 3	**Central heating**: Self regulating
Building age: 1970	**Current condition**: Empty at time of deed
Available: Yes	**Balconies**: Present, 5 square meters
Garden: Private, 1.200 square meters	**Kitchen**: Kitchenette

Features

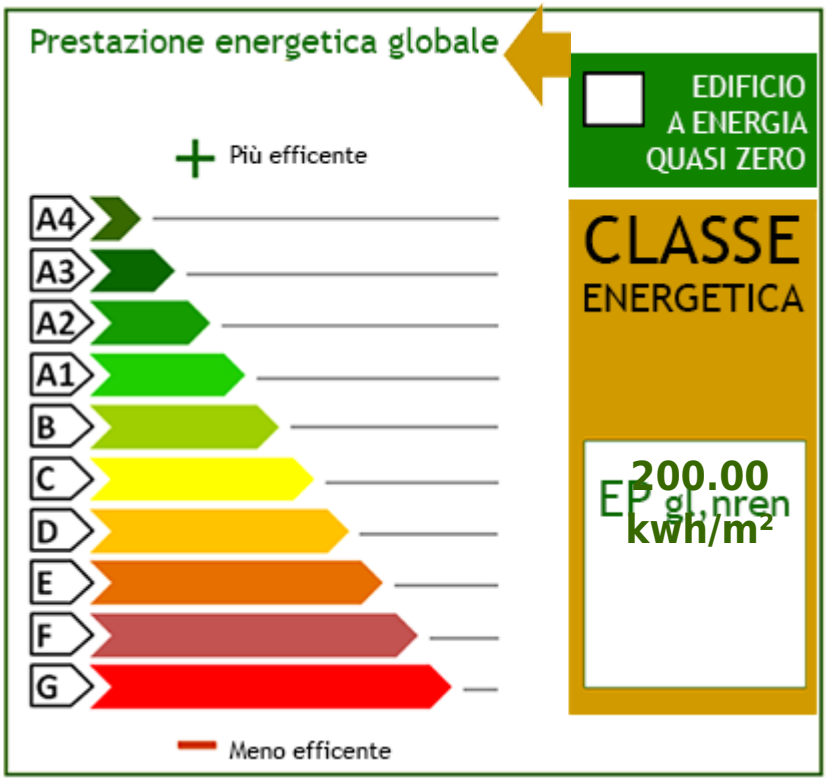
Terrace: 5 m²	Closet	Cellar: 10 m²
Fireplace	Shower	Wooden frames
Blinds	Blinds	Terrain type: Flat
Additional positions: In the countryside	Acces	Water: Municipal
Vegetable garden	Gas: Natural gas	Well
Roof	Light	Suitable for two families
Parkingspace	Garage	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital

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Water bath	Terrain: 1200 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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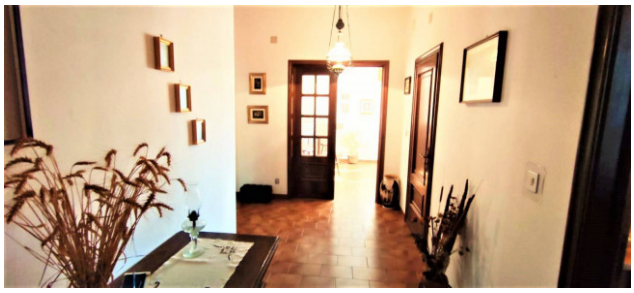








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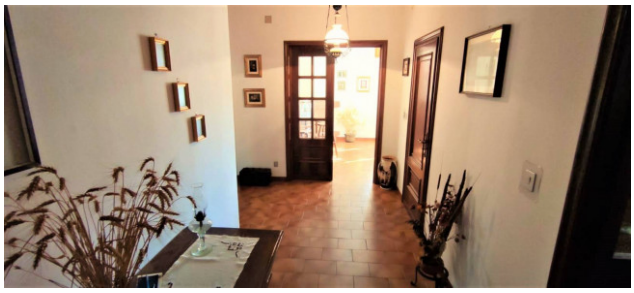






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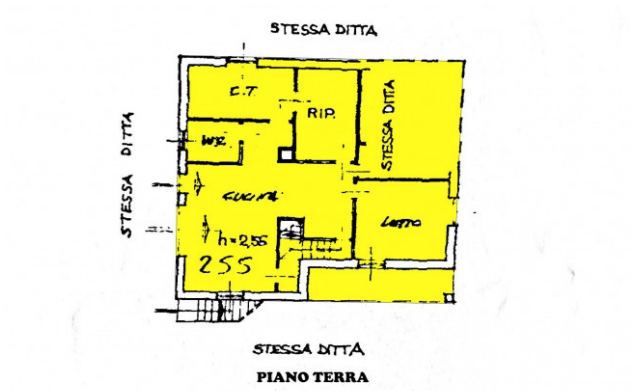


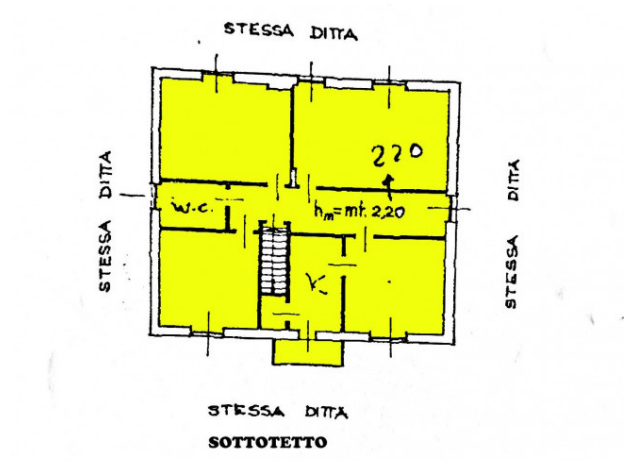
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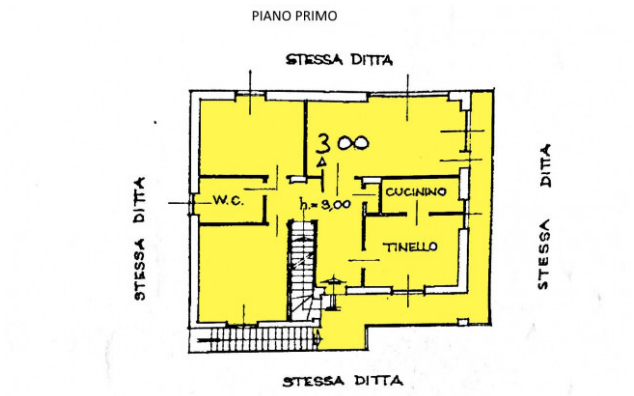












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