

House for Sale to Piana Crixia Zone: Pontevecchio



300 square meters | Bathrooms: 3 | Bedrooms: 4 | Rooms: 9

Piana Crixia Ligurian Langhe, border between Liguria and Piedmont, half an hour from the sea, from the area of the great Monferrato wines and a little further from the Langhe, for sale, in an area very convenient to services, but with its own private land and privacy, residential house on 3 levels, which if desired can become a semi-detached house and an old stable with stone barn and appurtenant land.

The house overlooks the municipal road where there is a private courtyard where at least 4 cars can be parked, but going up a few meters of an internal street we find ourselves in front of the main entrance, surrounded by another private square with double access to the floor ground and first. The property can be semi-detached, spread over three levels and consists of two distinct real estate units.

On the mezzanine floor we have the first entrance to the apartment with older finishes; entrance on the corridor, small bathroom, a more recent bathroom redone around the 2000s with shower, a beautiful room with fireplace and balcony, the kitchen, and a further bedroom with 60s finishes and to be rearranged. In this room the floors are made of grit and the windows are made of first type double glazed aluminium. Still on the floor there is access to the cellars via an internal staircase, which leads down to the street level on the other side of the property. Here in the basement we have two separate cellars with access also from the outside and another room next door once used as a commercial space with a particularity: a 'crotin' dug into the tuff complete with a spring connected to a pump to bring the water to the rustic in front.

The apartment on the upper floor can be reached both via an internal staircase from the mezzanine floor and externally from the large terrace which covers a large part of the house. Here too we have an older room to be rearranged with a balcony, a kitchen with adjoining living room, equipped with a fireplace and a beautiful terrace with arches, two bedrooms with balconies and a bathroom with shower. Here the finishes are more recent with stoneware floors and double-glazed wooden windows with very pleasant shutters. Heating is with a wood stove, the methane connection is at the door, there is an electricity connection and all other utilities, sewerage

and water are municipal.

Also on the ground floor is a large cellar.

On the other side of the municipal road, the property is completed by a beautiful rustic house on two levels with 2 former stable rooms on the ground floor and a barn with arches above, all surrounded by approximately 300 m2 of land and approximately another 1,000 m2 around the house.

Roofs redone about 25 years ago and in excellent condition, total land of approximately 1500 m2

Ideal solution for those looking for something convenient to services, with land and with very little work.

Property details

Reference code: 5787	For Sale/For Rent: Sale
Type (Apartment, villa, etc): House	Region: Liguria
Province: Savona	Municipality: Piana Crixia
Zone: Pontevecchio	Price: € 110.000 negotiable
Total sqm: 300 square meters	Bedrooms: 4
Bathrooms: 3	Rooms: 9
State of conservation: Decent	Floor type: Multi-story
Total floors: 3	Central heating: Self regulating
Building age: 1950	Current condition: Empty at time of deed
Available: Yes	Balconies: Present
Terrace: Present	Garden: Private, 1.100 square meters
Kitchen: Habitable	

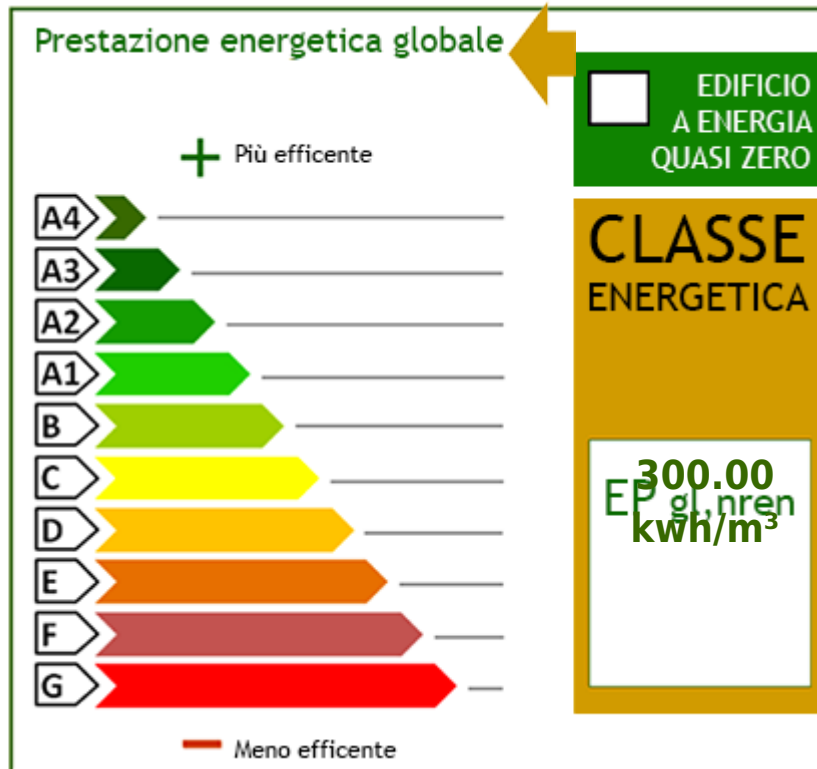
Features

Terrace	TV antenna: Autonomous	Closet
Cellar	Fireplace	Shower
Wooden frames	Aluminium frames	Blinds
Terrain type: Flat	Additional positions: In the village	Acces
Water: Municipal	Sewerage: Communal	Vegetable garden
Gas: Not specified	Well	Roof
Light	Suitable for two families	External area
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 1100 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



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

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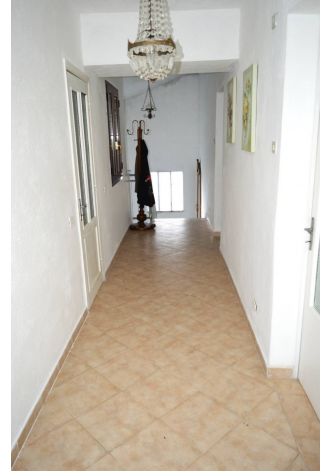
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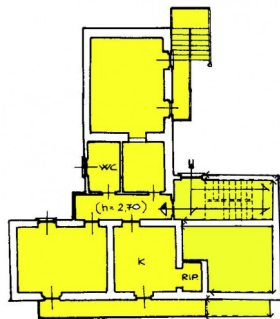
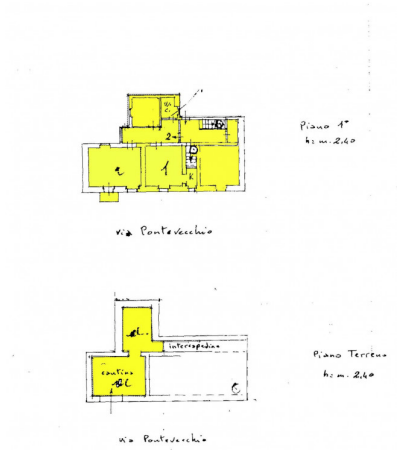
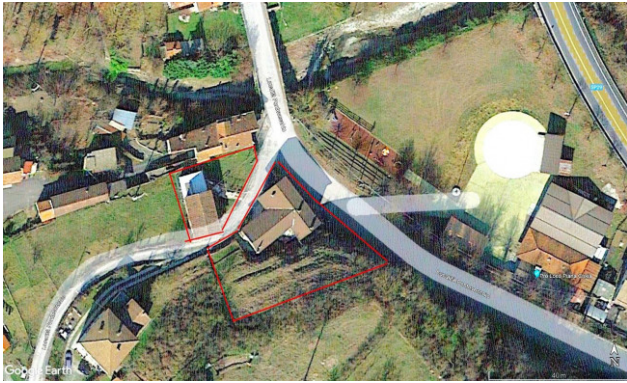
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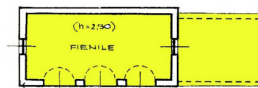
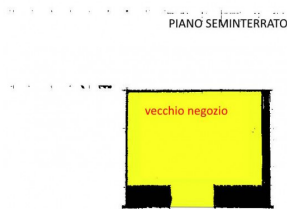
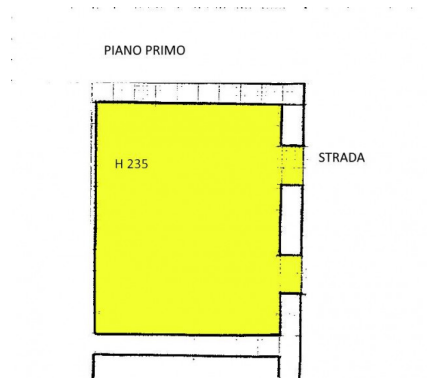
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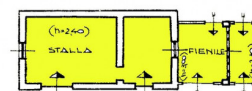
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PIANO SECONDO.



PIANO PRIMO.



PIANO TERRA.

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