

Mansion / Manor House for Sale to Pontinvrea



250 square meters | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8

3 km from the centre of Pontinvrea, served by a well-travelled asphalted municipal road, for sale a completely renovated historic villa with almost 9 hectares of land in a single body.

Despite the very easy access, the house is surrounded by greenery and enjoys great privacy.

From the municipal road you can directly access the three garages, located right on the embankment of the hill in front of the house, while on the other side, through a gate you enter the property, which is mostly fenced.

The villa, dating back to the early nineteenth century, was completely renovated, with a conservative perspective, in 2021, so the roof and all the systems are very recent.

On the ground floor/basement (as the structure follows the curve of the slightly sloping land) we find a pleasant open canopy on which in the summer the owners place an outdoor hydromassage pool, a woodshed with double access from both sides of the building, another tavern-type room, tiled containing the technical room, with pellet stove boiler and both electric and LPG water heater and a service bathroom with shower and perfectly finished. In this room, connected to the living area by a trap door, the floors are in wood-like porcelain stoneware and the double-glazed wooden window frames.

On the other side of the property on the same floor we find a room with a water collection tank with water pump and laundry corner.

The entrance to the actual living area is located on the shortest side and on the ground floor, so through a beautiful wooden door you arrive in a welcoming entrance with a large charming fireplace and very original luserna flooring, which leads on one side to the semi-habitable and essential kitchen and on the other to the large double living room where the original parquet creates an excellent contrast with the modern and designer fireplace.

Beyond the living room, there is a bedroom and a bathroom on the floor with shower.

Through a beautiful open wooden staircase, you reach the upper attic floor: here wood reigns supreme with parquet flooring and exposed roof, we find ourselves in a spacious living room that flows into the two final sides in two bedrooms, one of which is truly suggestive with windows overlooking the greenery and the other with a large bathroom complete with an oversized shower.

Everything perfectly renovated and cared for, double glazed wooden window frames, original details, well preserved stone parts and clever use of furniture to give the idea of a fairy house in the woods!

New certified systems, septic tank, private water deriving from the overflow of the aqueduct, as the sources of the same arise within the property.

Still close to home, in the garden equipped with lighting and well-maintained walkways, former old ironworks still on the map, of which it is therefore possible to recover the volume.

Truly a beautiful piece, immediately ready, surrounded by nature and a small river that make the property of 87,788 square meters a jewel.

Property details

Reference code: 5899	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Mansion / Manor House	Region: Liguria
Province: Savona	Municipality: Pontinvrea
Price: € 480.000 negotiable	Total sqm: 250 square meters
Bedrooms: 3	Bathrooms: 3
Rooms: 8	State of conservation: Great
Floor type: On two levels	Total floors: 2
Central heating: Self regulating	Parking space: Covered
Building age: 1800	Current condition: Empty at time of deed
Available: Yes	Garden: Private, 87.788 square meters
Distance to sea: 20 meters	Kitchen: Semi-habitable
Box: Triple	

Features

TV antenna: Autonomous	TV satellite: Autonomous	Closet
Cellar	Fireplace	Parquet
Electrical system: Up to code	Suspended sanitary	Shower
Wooden frames	Blinds	Terrain type: Flat
Additional positions: In the countryside	Acces	View
Water: Yes	River/Stream	Sewerage: Imhoff septic
Gas: GPL	Well	Roof
Light	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 87788 m²	ideal for horses	

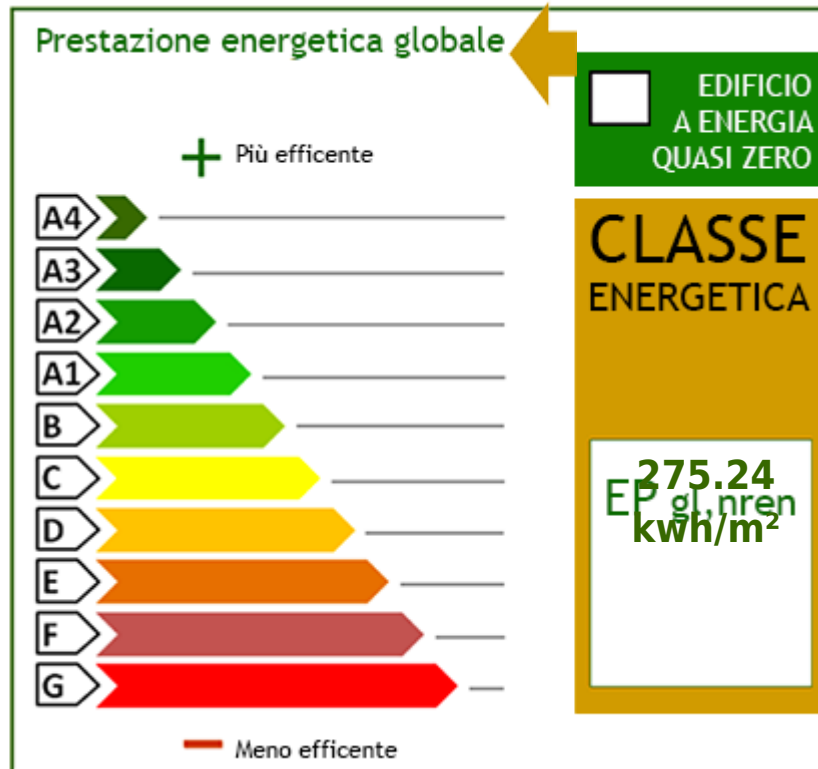
Nearby

Soccerfields	Sport complexes	Tenniscourt	Cycle paths
Playgrounds	Public transport	Kindergarden	Elementary school

Bar

Postal offices

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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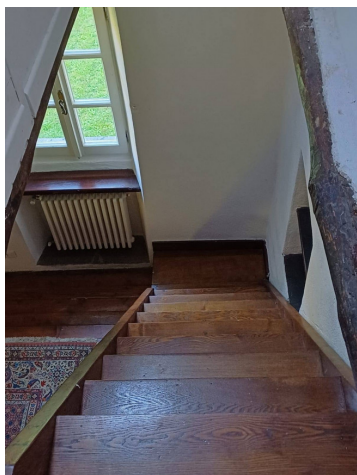
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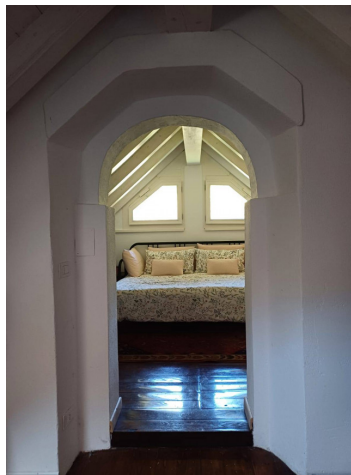
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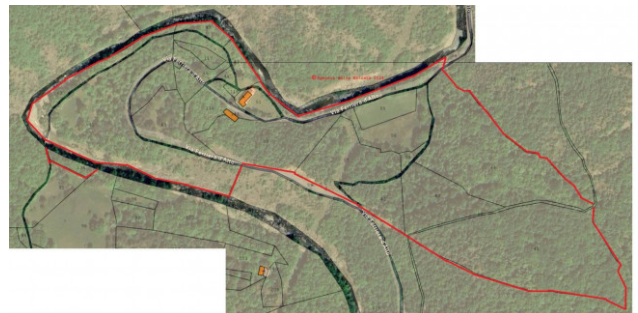
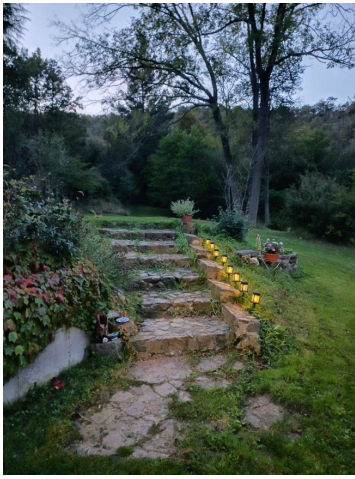
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Stesso proprietario



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