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

Villa / House for Sale to Borghetto di Borbera
Zone: Fontana



130 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 6

Immerse yourself in the tranquillity of a hillside village with this charming four-sided detached house in the context of a small hamlet. Ideal for those seeking a retreat surrounded by nature, this house was renovated between 2003 and 2005 and is on 3 levels.
- Basement Floor: Cellar with direct access to a paved terrace overlooking an orchard/garden of about 500 square metres.
- Ground floor: Spacious living room with kitchenette and cast-iron wood stove, access through a chestnut wood door with double glazing.
Large garage for one car and uncovered parking space created from a former porch now demolished and converted into a flat terrace.
- First floor: Two spacious double bedrooms, a third room used as a study/TV room, all with exposed wooden beams. Pellet stove and insulated roof.
The property has double-glazed aluminium windows, mosquito nets, grilles on the front of the house, satellite dish, electricity, public water, private septic tank, GAS cylinder supplying the domestic water boiler (wood and pellet stove heating).

House furniture excluded, possible separate negotiation.

Strategic location:
- Sea: 45/50 minutes
- "Bolle Blu" Water Park: 5 minutes
- Serravalle Outlet: 10 minutes
- Gavi Hills: 15/20 minutes
- Motorway to Milan: 5 minutes

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

- Milan: 1 hour
- Genoa: 45 minutes

Property details

Reference code: 5906	**For Sale/For Rent**: Sale
Type (Apartment, villa, etc): Villa / House	**Region**: Piemonte
Province: Alessandria	**Municipality**: Borghetto di Borbera
Zone: Fontana	**Price**: € 155.000 negotiable
Total sqm: 130 square meters	**Bedrooms**: 2
Bathrooms: 1	**Rooms**: 6
State of conservation: Great	**Floor type**: On two levels
Total floors: 3	**Central heating**: Self regulating
Building age: 2003	**Current condition**: Empty at time of deed
Available: Yes	**Terrace**: Present, 30 square meters
Garden: Private, 1.000 square meters	**Distance to sea**: 55.000 meters
Kitchen: Habitable	

Features

Terrace: 30 m²	TV antenna: Autonomous	Cellar: 20 m²
Electrical system: Up to code	Aluminium frames	Blinds
Terrain type: Hilly	Acces	View
Water: Municipal	Sewerage: Imhoff sepctic	Vegetable garden
Gas: GPL	Roof	Light
External area	Parkingspace	Garage
Flooring	Distance to sea	Distance to ski resorts
Distance to hospital	Terrain: 1000 m²	

Nearby

Public transport	Elementary school	Bar	Postal offices
Commercial center	Municipal offices		

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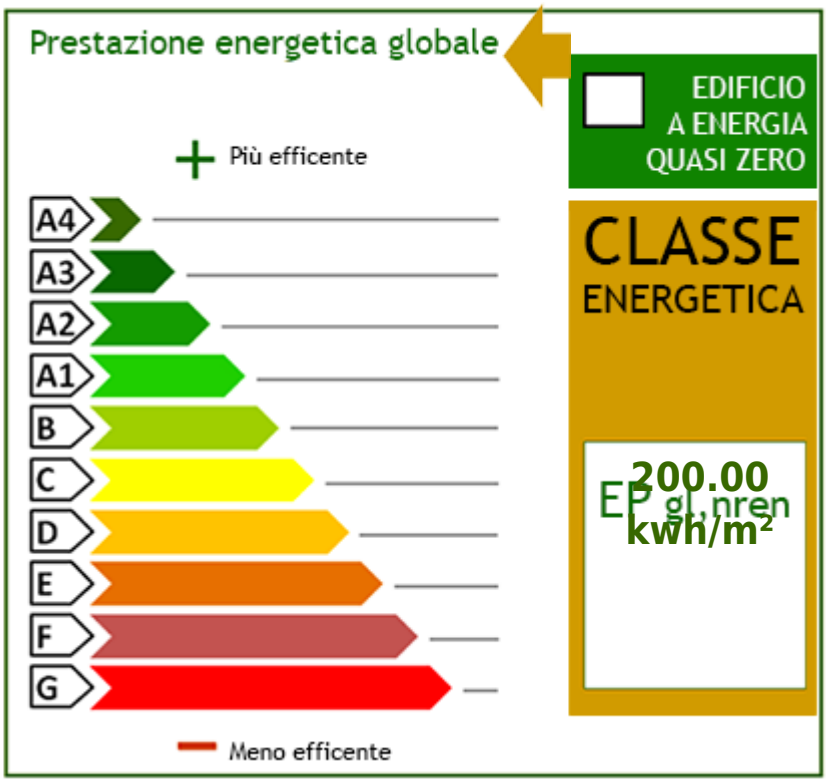

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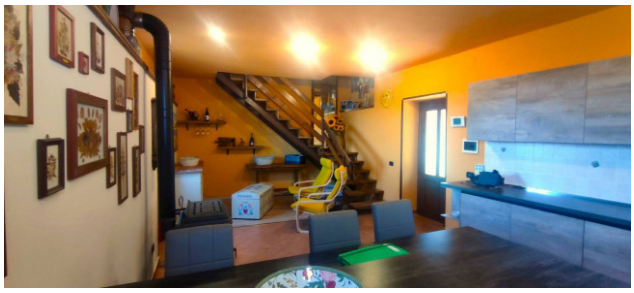











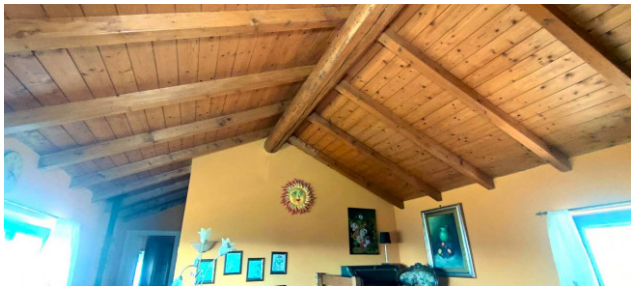

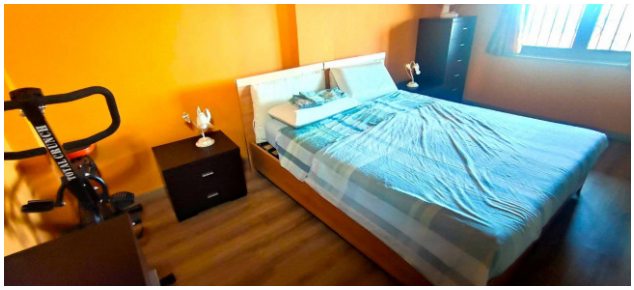

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