

Villa / House for Sale to Ponti



300 square meters | Bathrooms: 2 | Bedrooms: 5 | Rooms: 8

A few steps from the center of Ponti, a small village on the edge of Monferrato, surrounded by nature and well connected to both Acqui Terme and Savona, for sale a semi-detached villa with garden, oven, warehouse and another building used as a workshop.

Structurally the property is perfect, with a roof revised in 2012 and very fascinating details, such as historic stone cladding, handcrafted wooden doors, antique grates and some gems that we invite you to discover.

The property is accessed from the municipal road via an electric gate that encloses it. On the square in luserna stands the house, a beautiful wood-burning oven with space for cooking in stone, a large workshop / garage and two other small buildings for tool sheds.

Entering the house of about 130 square meters per floor, we immediately find on the ground floor a large room used as a garage, with space for at least three cars, and equipped with both a cellar and a boiler room, from this level it is possible to access the house internally with a rough staircase. Going up from the outside via a beautiful staircase in luserna we arrive at a beautiful terrace that prepares for access to the actual house, structured on two floors, with the possibility of creating two apartments. The first opens onto a beautiful room with fireplace and wooden donkey-back staircase to the upper floor, access to the kitchen, which in turn has a French window to exit onto the external terrace and a stove equipped with a wood oven that also functions as a thermo-cooker. The sleeping area consists of three bedrooms and a bathroom with 80s finishes with bathtub.

Double glazed wooden windows with mosquito nets, doors and details in handcrafted and valuable wood, wrought iron terrace handrail and built-in kitchen, with upper part in decorated iron dated 1682.

On the upper floor, reachable from the staircase in the living room, we have the second apartment in which only the kitchen is missing which is currently unfinished, even if the connections are present. The access opens onto an open space that leads to two large rooms, one of which has a balcony with a beautiful view of the surrounding hills and a modern ceramic bathroom, with shower, still unfinished kitchen. Here we find a beautiful exposed wooden roof and terracotta flooring, while on the floor below we have parquet in the bedrooms and ceramic tiles in the other areas.

Perfectly habitable, also equipped with a video surveillance system.

Heating both with a 2014 Riello diesel boiler and with a thermo-cooker, but the methane reaches the front door, roof redone in 2014, municipal sewerage, municipal water and spring water well located on the land next to the house of about 1500 m2
Ideal as a one or two-family house to stay in the quiet countryside, among the hills of Monferrato and less than an hour from the beaches

Property details

Reference code: 5974	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Villa / House	Region: Piemonte
Province: Alessandria	Municipality: Ponti
Price: € 230.000 negotiable	Total sqm: 300 square meters
Bedrooms: 5	Bathrooms: 2
Rooms: 8	State of conservation: Good
Floor type: Multi-story	Total floors: 3
Central heating: Self regulating	Parking space: Covered
Building age: 1970	Current condition: Empty at time of deed
Available: Yes	Balconies: Present
Terrace: Present	Garden: Private, 1.560 square meters
Distance to sea: 50 meters	Kitchen: Habitable
Box: Double	

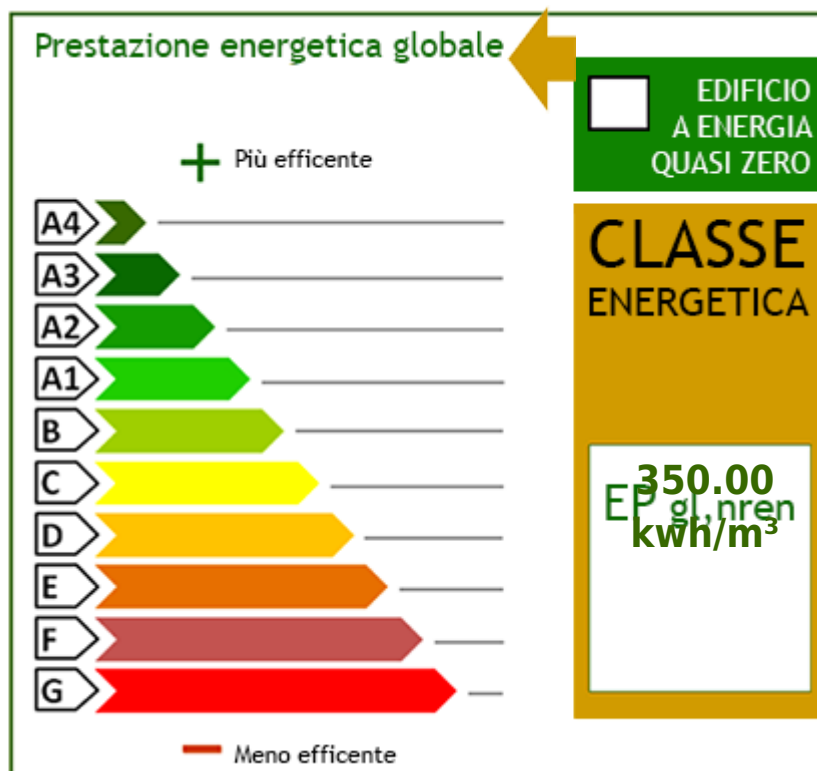
Features

Terrace	TV antenna: Autonomous	TV satellite: Autonomous
Closet	Cellar	Fireplace
Parquet	Shower	Wooden frames
Blinds	Terrain type: Flat	Additional positions: In the village
Acces	View	Water: Municipal
Sewerage: Communal	Vegetable garden	Gas: Diesel fuel
Well	Roof	Light
Suitable for two families	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 1560 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



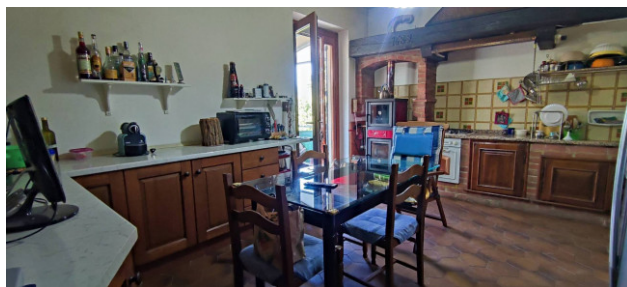
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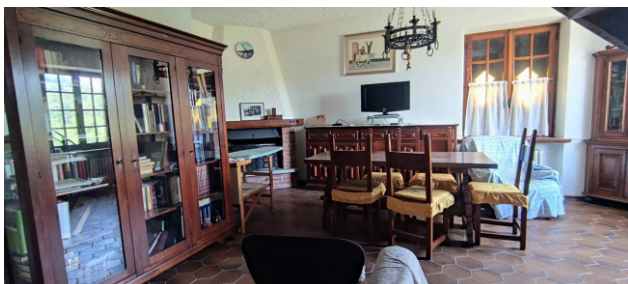
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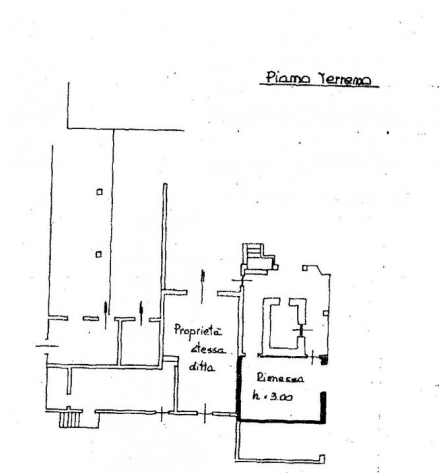
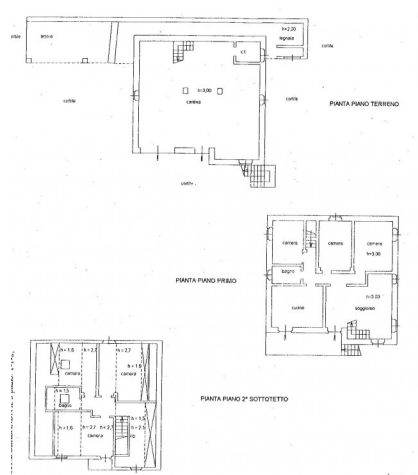






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