

Villa / House for Sale to Ponzone



305 square meters | Bathrooms: 2 | Bedrooms: 5 | Rooms: 10

In the setting of the small village of Ponzone, in an area surrounded by greenery with a truly amazing view of the hills, for sale large villa, on two levels, with garage, wood shed, additional residential building to be renovated and over 6 hectares of land.

The property is accessed via a dirt road of about 200 meters, but easily passable and you arrive at an electric gate.

The villa is on two floors and is located on an embankment created by a beautiful stone wall with water channels, all around a square tiled in luserna which then merges with the greenery of the garden.

Entrance from a small door that leads on one side to the kitchen and on the other to a beautiful room with fireplace that in turn leads to a spacious tavern complete with wood-burning oven, terracotta floors and exposed beams, from here also direct access to the outside.

At the back of the living area there is access to the cellar, which is very large and also suitable for use as a garage.

A marble staircase leads to the first floor where we find two large bedrooms with balconies, a small living room/study, a bathroom with shower, a further connecting room that leads to a very beautiful rough stone part with exposed roof that overlooks a very pleasant semi-covered terrace.

This last room could be transformed into a living space.

The villa is perfect with redone roof and systems, mixed ceramic and original cementine finishes perfectly maintained, double glazed PVC windows with mosquito nets.

It is equipped with LPG heating assisted by both heat pumps (both hot and cold) and by the fireplace with branches in different rooms; septic tank, water from municipal aqueduct and rainwater collection well.

Yet another tool garage on the ground floor, a beautiful wooden shed for tool storage and a service toilet.

Illuminated garden with outdoor sink and enchanting view of the valley.

About 300 meters from the house, still in the property, another building of 70 square meters on two levels, to be renovated, which was once a drying room.

All around 61,365 m² of land.

Ideal for both a large family and a hotel, as the area is close to both Acqui Terme and the wines of Monferrato and less than an hour from the sea.

Property details

Reference code: 5990	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Villa / House	Region: Piemonte
Province: Alessandria	Municipality: Ponzone
Price: € 180.000 negotiable	Total sqm: 305 square meters
Bedrooms: 5	Bathrooms: 2
Rooms: 10	State of conservation: Good
Floor type: On two levels	Total floors: 2
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, 61.365 square meters
Kitchen: Habitable	Box: Single

Features

Terrace	TV antenna: Autonomous	Closet
Cellar	Fireplace	Air conditioning
Electrical system: Up to code	Shower	Aluminium frames
Alarm	Blinds	Terrain type: Steep
Additional positions: In the countryside	Acces	View
Water: Municipal	Sewerage: Imhoff sepctic	Vegetable garden
Gas: GPL	Well	Roof
Light	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 61365 m ²		

Nearby

Soccerfields	Sport complexes	Tenniscourt	Elementary school
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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