

## Villa / House - Semi-detached for Sale to Cengio



**110 square meters | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4**

In a residential context, for sale portion of a two-family house with courtyard, garden and two other buildings used as tool shed/storage. Access is from the municipal road to the private courtyard, shared only with the neighbor, from here we find on one side the entrance to the living area, on the other a generously sized garage, a shared yard and the possible garden on which there are two buildings: a former chicken coop and a tool shed, each of 30 square meters, regularly registered.

The living area is perfect, finely renovated both internally and externally, and is spread over two floors with an open-plan living area on the ground floor, with a bathroom under the stairs and two beautiful bedrooms on the upper floor, one with a balcony, a modern bathroom with shower and balcony and a closet.

Stoneware floors, double-glazed aluminum windows with mosquito nets, new systems, external insulation and armored door.

All municipal utilities, methane heating, with the possibility of installing a stove.

Overall the private land can reach approximately 5000 m2 but a fraction is also considered for those who only want a garden.

An immediately habitable and perfect solution with garden!

### Property details

**Reference code:** 5993

**For Sale/For Rent:** Sale

**Type (Apartment, villa, etc):** Villa / House - Semi-detached

**Region:** Liguria

**Province:** Savona

**Municipality:** Cengio

**Price:** € 100.000 negotiable

**Total sqm:** 110 square meters

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 4

**State of conservation:** Great

**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, 4.691 square meters

**Kitchen:** At sight

**Box:** Double

## Features

TV antenna: Autonomous

Closet

ADSL coverage

Cellar

Fireplace

Telephone system

Electrical system: Up to code

Shower

Aluminium frames

Blinds

Terrain type: Flat

Additional positions: In the village

Acces

Water: Municipal

Sewerage: Communal

Vegetable garden

Gas: Natural gas

Well

Roof

Light

External area

Parkingspace

Garage

Flooring

Distance to sea

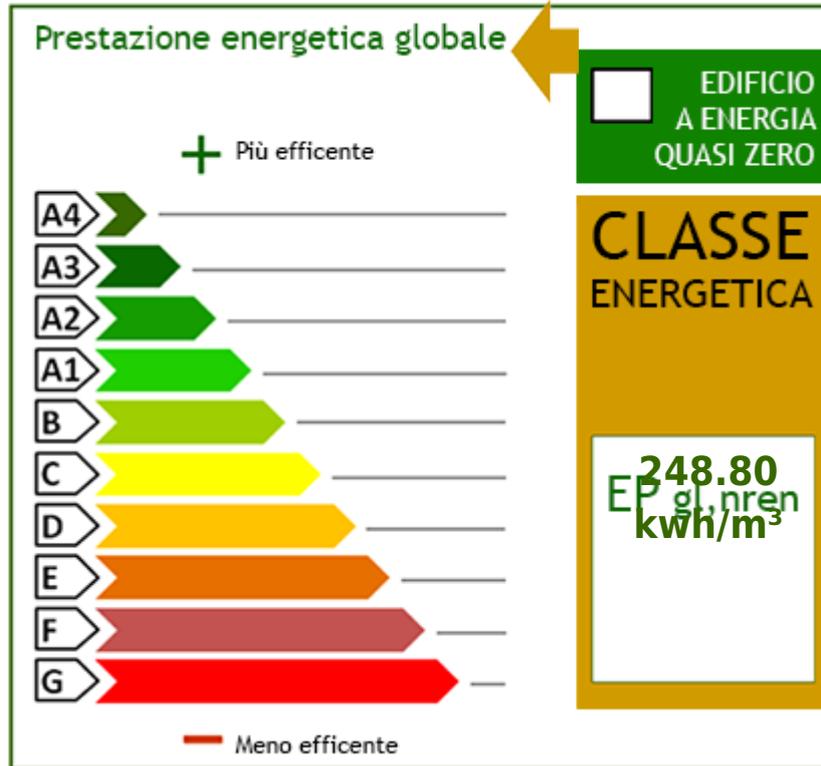
Distance to ski resorts

Distance to hospital

Water bath

Terrain: 4691 m<sup>2</sup>

ideal for horses







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

**Immobiliare IPI**  
Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378  
info@immobiliareipi.it - <https://www.immobiliareipi.it>  
V.A.T. 01083550093



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

**Immobiliare IPI**

Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

info@immobiliareipi.it - <https://www.immobiliareipi.it>

V.A.T. 01083550093