

Villa / House for Sale to Merana



220 square meters | Bathrooms: 3 | Bedrooms: 2 | Rooms: 7

In the municipality of Merana, a small village in Piedmont on the outskirts of Liguria, in an elevated position, with beautiful views over the valley and convenient to the main road, we offer this recently renovated villa.

Access is from an asphalted communal road leading from two separate entrances through an electrified gate and an automatic bar on the property's courtyard.

Immediately we notice a great attention to detail with a well-maintained lawn, a barbecue oven and several fruit trees surrounding it.

The living floor is the raised one inside which we enter with access from a large terrace with a view, an ideal place to eat outside enjoying the coolness on hot summer days. We enter the living area where we have a large living room with fireplace and sofa, kitchenette with dining area. A corridor leads us to two double bedrooms, one with en suite bathroom, a further small study room and a main bathroom. On the floor below we have a garage, a tavern, a storage room, a bathroom, and a further cellar/workroom. The size and heights of the ground floor would allow for the creation of an additional living space.

The structure dates back to the late 1970s and is of very high quality, self-supporting reinforced concrete. The finishes have recently been renewed, as have the installations. Thus we find aluminium triple-glazed shatterproof windows, steel shutters, certified electrical, plumbing and gas systems, thick insulation of the perimeter walls and attic, wood floors. Water, electricity, LPG, state-of-the-art alarm and video surveillance system.

Heating with gas convectors and a wood-burning fireplace with forced ventilation

Acqui Terme 35 km

Savona, sea 40 km

Alba 60 km

Milan 160 km

Turin 135 km

Genoa 90 km

Ski slopes-Frabosa 80 km

Property details

Reference code: 5998

For Sale/For Rent: Sale

Type (Apartment, villa, etc): Villa / House

Region: Piemonte

Province: Alessandria

Municipality: Merana

Price: € 265.000 negotiable

Total sqm: 220 square meters

Bedrooms: 2

Bathrooms: 3

Rooms: 7

State of conservation: Great

Central heating: Self regulating

Building age: 1975

Current condition: Empty at time of deed

Available: Yes

Terrace: Present, 40 square meters

Garden: Private, 10.000 square meters

Kitchen: Kitchenette

Features

Terrace: 40 m²

TV antenna: Autonomous

Cellar: 20 m²

Fireplace

Parquet

Electrical system: Up to code

Shower

Blinds

Terrain type: Flat

Acces

View

Water: Municipal

Gas: GPL

Well

Roof

Light

External area

Garage

Flooring

Distance to sea

Distance to ski resorts

Distance to hospital

Terrain: 10000 m²

Nearby

Cycle paths

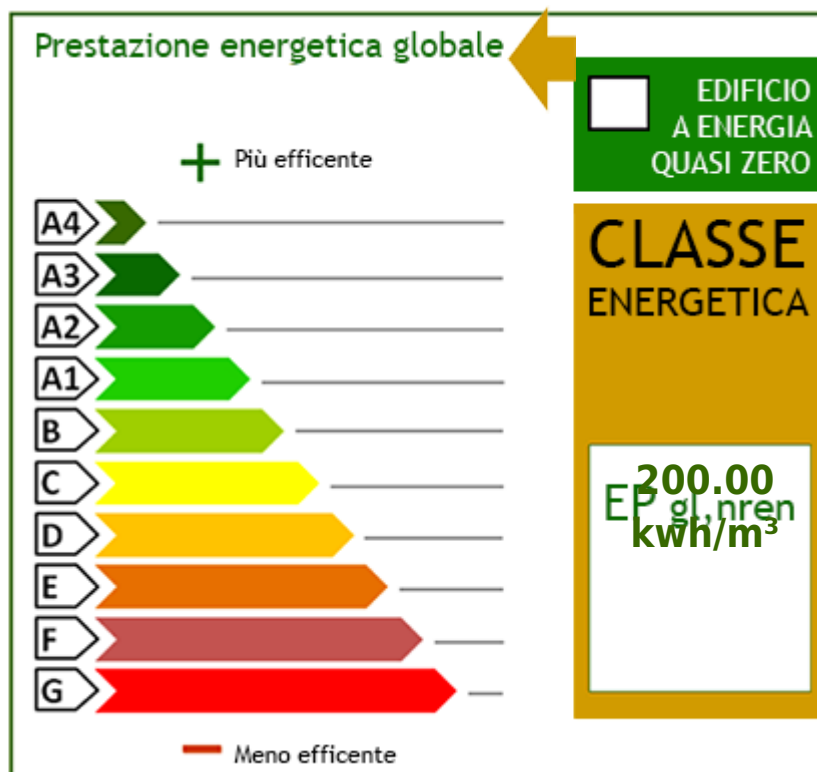
Playgrounds

Railway station

Public transport

Postal offices

Municipal offices





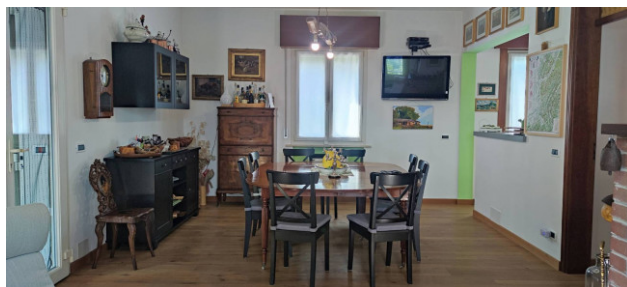
Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

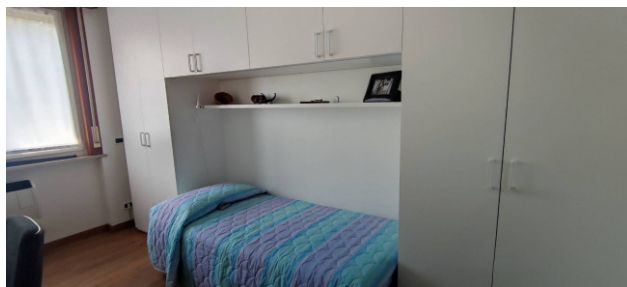
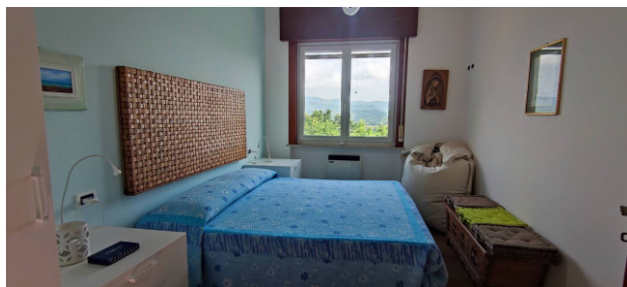
Immobiliare IPI

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