

House - Semi-detached for Sale to Piana Crixia



60 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

Ligurian Langhe, Piana Crixia, 30 minutes from the Ligurian coast in an elevated and secluded location, surrounded by countryside with meadows and farmland, we offer this beautiful property, ideal for a couple as a primary residence or as a charming vacation home in a strategic location, less than 30 minutes from the sea and 30 minutes from the Piedmontese Langhe area of Alba and Asti. The house is semi-detached but has no shared facilities or easements with others, making it comparable to a detached house. The dimensions are modest but the property is full of charm. It is reached via a paved municipal road, followed by 50 meters of flat dirt road reserved for the property and the neighboring property. From the road, you enter the grassy courtyard of the house, which is spread over two floors. On the ground floor, there is a very charming living area with a brick barrel vault and a kitchenette that opens directly onto the garden. This part of the house is heated by electric radiators, considering that the environment, due to its shape and insulation provided by the old-style solid bricks that make up the vaulted ceiling, heats up very easily and retains heat very well. An external staircase leads to the first floor, where there is a hallway that gives access to two bedrooms, a bathroom, and a pantry. The heating is provided by LPG-powered air elements. The property includes a rustic building registered as a 25 m² warehouse, but it is in need of complete renovation and could be converted into a garage or, subject to checking and obtaining the necessary permits, additional living space. Outside, there is also a nice little building with an oven.

The house is perfectly habitable immediately, with terracotta floors, single-glazed wooden windows, municipal water and spring water, connection to the municipal sewer system for drainage, LPG gas, and connection to the electricity grid.

The land, which is all in one piece with the house, consists of meadows, cultivated fields, and woods. It is flat around the building and more sloping in the wooded area, totaling over 8,000 square meters.

The view is open and very pleasant, an incredible oasis of peace and privacy in an area free from any kind of pollution.

Great opportunity

Certifications

Energy Label:

Property details

Reference code: 6014

For Sale/For Rent: Sale

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

Region: Liguria

Province: Savona

Municipality: Piana Crixia

Price: € 50.000

Total sqm: 60 square meters

Bedrooms: 2

Bathrooms: 1

Rooms: 3

State of conservation: Good

Floor type: On two levels

Total floors: 2

Central heating: Self regulating

Current condition: Empty at time of deed

Available: Yes

Garden: Private, 8.000 square meters

Distance to sea: 30 meters

Kitchen: At sight

Features

Closet

Fireplace

Shower

Wooden frames

Blinds

Terrain type: Flat

Additional positions: In the countryside

Acces

View

Water: Municipal

Sewerage: Communal

Vegetable garden

Gas: GPL

Well

Roof

Light

External area

Parkingspace

Flooring

Distance to sea

Distance to ski resorts

Distance to hospital

Water bath

Terrain: 8000 m²

ideal for horses

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



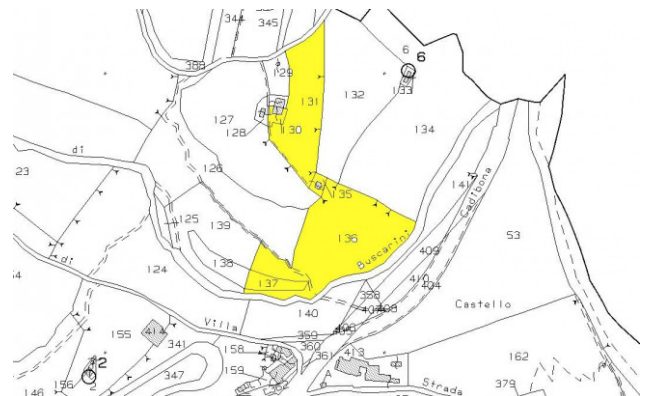
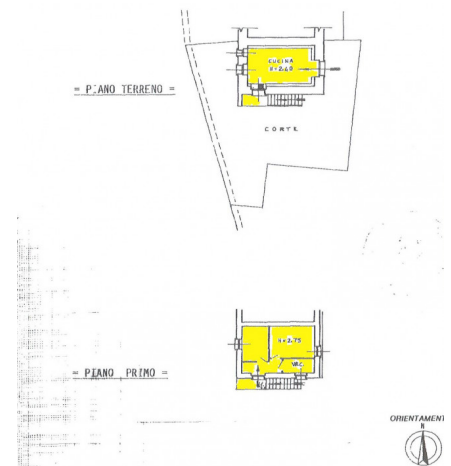
Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

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