

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

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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 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

















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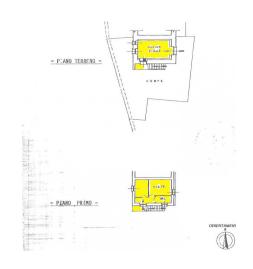




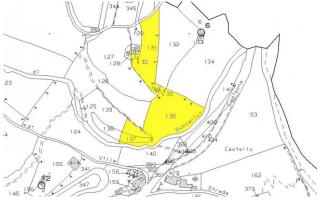












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