

## House for Sale to Pareto



### **160 square meters | Bathrooms: 2 | Bedrooms: 1 | Rooms: 4**

Pareto, in the foothills behind the Ligurian Sea, 30 minutes from the beaches in a hamlet setting, surrounded by over 5 hectares of usable land, a completely renovated two-storey country house is for sale. The property is accessed via a paved municipal road that becomes a consortium road for about 300 metres and continues beyond the property as a dirt road leading to both private and neighbouring fields.

The house faces south-east in a dominant position with extraordinary views. On the ground floor, there is a double tiled garage, a large room used as a storeroom, equipped with a sink, and a small bathroom with boiler room, all covering approximately 90 square metres.

The garage is connected via the entrance door to the actual living area, which is located on the first floor.

Entrance to the living area with a beautiful terrace, open-plan wooden kitchen and a bedroom, also overlooking the terrace. There is also an ante-bathroom and a bathroom with a bathtub and shower with modern finishes. The house was renovated in 2002, both in terms of the systems and the structure, and is very pleasant with parquet flooring, double-glazed wooden windows with muntins and LPG heating as well as a wood-burning stove.

All around is a single plot of land of approximately 60,000 square metres, perfectly usable and partly fenced around the house.

Ideal as a second home, the possibility of enlarging the living area by converting part of the ground floor, already tiled and with a recently built bathroom, into a living area should be considered.

A truly pleasant setting and a perfectly habitable house. Ideal for those who want to enjoy the tranquillity of the green countryside of

the hinterland but still be able to reach the beaches in 30

## Property details

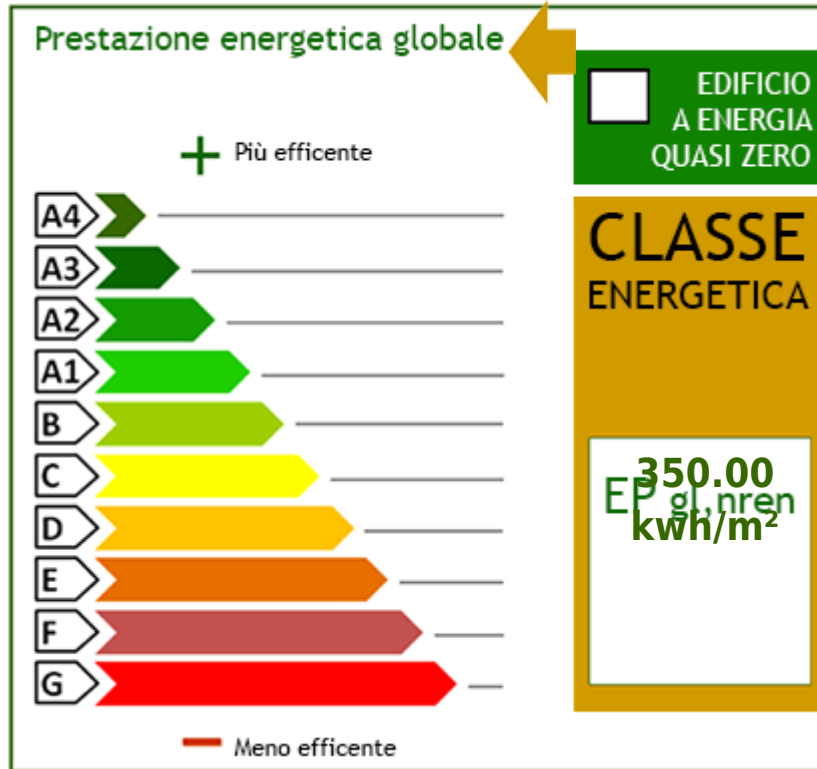
<b>Reference code:</b> 6020	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> House	<b>Region:</b> Piemonte
<b>Province:</b> Alessandria	<b>Municipality:</b> Pareto
<b>Price:</b> € 140.000 negotiable	<b>Total sqm:</b> 160 square meters
<b>Bedrooms:</b> 1	<b>Bathrooms:</b> 2
<b>Rooms:</b> 4	<b>State of conservation:</b> Good
<b>Floor type:</b> On two levels	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Parking space:</b> Covered
<b>Building age:</b> 1978	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Balconies:</b> Present
<b>Terrace:</b> Present	<b>Garden:</b> Private, 50.570 square meters
<b>Distance to sea:</b> 30 meters	<b>Kitchen:</b> Habitable
<b>Box:</b> Double	

## Features

Terrace	TV antenna: Autonomous	TV satellite: Autonomous
Closet	Cellar	Fireplace
Parquet	Electrical system: Up to code	Suspended sanitary
Shower	Wooden frames	Blinds
Terrain type: Flat	Additional positions: In the countryside	Acces
View	Water: Municipal	Sewerage: Imhoff septic
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: 50570 m <sup>2</sup>	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			



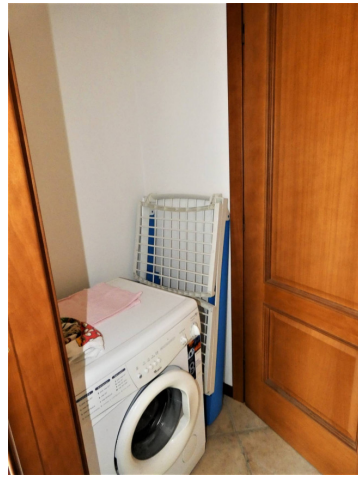


Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

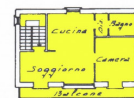
**Immobiliare IPI**  
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info@immobiliareipi.it - <https://www.immobiliareipi.it>  
V.A.T. 01083550093



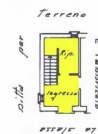
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PIANO PRIMO  
# 2.10



PIANO TERRAZZO  
# 2.11

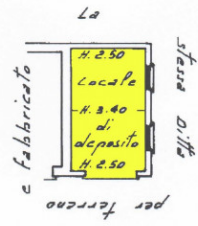
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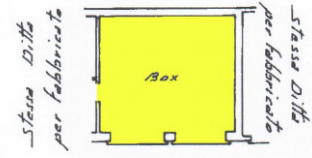


PIANO TERRENO

PIANO TERRENO  
H. 2.90



Stessa ditta per terreno



Stessa ditta per terreno



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