

## House for Sale to Merana



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

Beautiful villa in the village of Merana, a stone's throw from the station and the main road and convenient for amenities. The house is surrounded by approximately 500 square metres of land.

The villa has a driveway entrance and is on one level with access from the paved courtyard.

Entrance hall leading to kitchen, living room, double bedroom and single bedroom, bathroom and pantry. The building dates back to the 1970s/1980s and is in good condition.

The windows are aluminium with single glazing, aluminium shutters, pellet stove in the hallway which heats the whole house without any problems.

Municipal water, electricity, septik tank.

Back garden that can be used as a vegetable garden and/or to enjoy the outdoor space.

Small shed with tool storage.

Sea/Savona 40 km

Milan 160 km

Turin 140 km

Genoa 90 km

Ski slopes 90 km

### **Property details**

**Reference code:** 6065

**For Sale/For Rent:** Sale

**Type (Apartment, villa, etc):** House

**Region:** Piemonte

**Province:** Alessandria

**Municipality:** Merana

**Price:** € 65.000 negotiable

**Total sqm:** 80 square meters

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 4

**State of conservation:** Decent

**Floor type:** Mezzanine

**Total floors:** Yes

**Central heating:** Self regulating

**Building age:** 1980

**Current condition:** Empty at time of deed

**Available:** Yes

**Garden:** Private, 500 square meters

**Kitchen:** Habitable

## Features

Blinds

Terrain type: Flat

Water: Municipal

Sewerage: Communal

Roof

Light

External area

Flooring

Distance to sea

Distance to ski resorts

Distance to hospital

Water bath

Terrain: 500 m<sup>2</sup>

## Nearby

Playgrounds

Railway station

Public transport

Postal offices

Municipal offices





