

House - Semi-detached for Sale to Cairo Montenotte



200 square meters | Bathrooms: 3 | Bedrooms: 4 | Rooms: 12

A short walk from the center of Cairo, in a quiet area with a private garden, this complex is for sale. It comprises a three-room apartment on the ground floor, a four-room apartment of 120 sq m on the second and top floors of the same building, two garages, several storage rooms, a separate building with a storage room and a roof terrace, a garden, and 680 sq m of building land.

The two apartments are located in a pleasant Art Nouveau building with a new roof, a facade redone in 2023, and a cavity all around the building. They have access from a shared courtyard, from which the private garden of approximately 560 m² then divides.

The main entrance leads to the multi-family house's foyer, with a beautiful marble staircase. The first apartment is on the ground floor: 60 square meters, comprising an entrance hall leading to the dining room, a kitchenette leading to the bedroom, and finally a very spacious bathroom with a shower. Recent finishes include double-glazed windows, porcelain tile floors, and independent natural gas heating.

Going up two floors to the penthouse, we find the other, much larger apartment, measuring 125 square meters. It comprises an entrance hall leading to a spacious living room with a designer marble fireplace and a balcony connecting to the adjoining bedroom, an open-plan kitchen, a boiler room/laundry room, a bathroom with late 1990s finishes including a shower and bathtub, a walk-in closet, and two bedrooms. The finishes are impeccable and stylish, with double-glazed wooden window frames, partly stoneware and partly parquet floors, recessed spotlights, and a delightful view of the garden.

Independent methane heating.

Still in the same building we find a bathroom in need of renovation on the mezzanine, a cellar room and the attic floor.

Across the driveway are two brick garages, measuring 31 and 21 square meters respectively. Above them is a storage room adjacent to its own private roof terrace, which, with appropriate planning, could be converted into an additional apartment. This last complex is accessed via a private gate leading to the rear of the garages and is surrounded by a 560 square meter plot of land suitable for building.

Ideal for two families or for the creation of a tourist accommodation facility, the strong points are the privacy, the possibility of having a

piece of garden 5 minutes from the centre and the two garages.

The solutions can also be sold individually, see codes 6068 and 6069

Property details

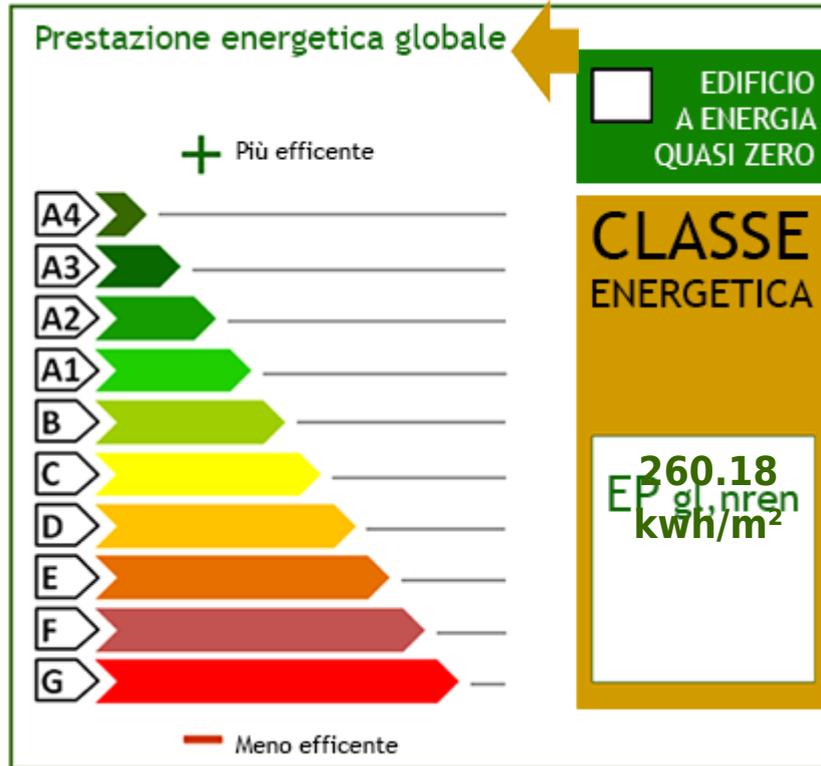
Reference code: 6067	For Sale/For Rent: Sale
Type (Apartment, villa, etc): House - Semi-detached	Region: Liguria
Province: Savona	Municipality: Cairo Montenotte
Price: € 247.000 negotiable	Total sqm: 200 square meters
Bedrooms: 4	Bathrooms: 3
Rooms: 12	State of conservation: Good
Floor type: On two levels	Total floors: 3
Central heating: Self regulating	Parking space: Covered
Building age: 1920	Current condition: Empty at time of deed
Available: Yes	Balconies: Present
Terrace: Present	Garden: Private, 560 square meters
Kitchen: Habitable	Box: Double

Features

Terrace	TV antenna: Autonomous	TV satellite: Autonomous
Closet	Cellar	Fireplace
Parquet	Electrical system: Up to code	Shower
Wooden frames	Blinds	Terrain type: Flat
Additional positions: In the village	Acces	Water: Municipal
Sewerage: Communal	Gas: Natural gas	Roof
Light	Suitable for two families	External area
Parkingspace	Garage	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Water bath	Terrain: 1200 m ²	

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			





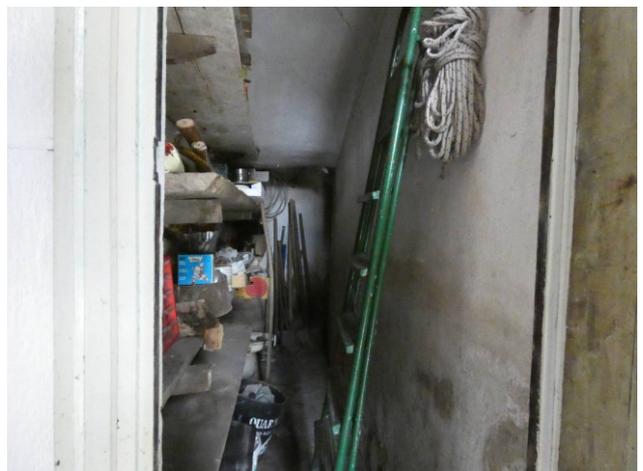
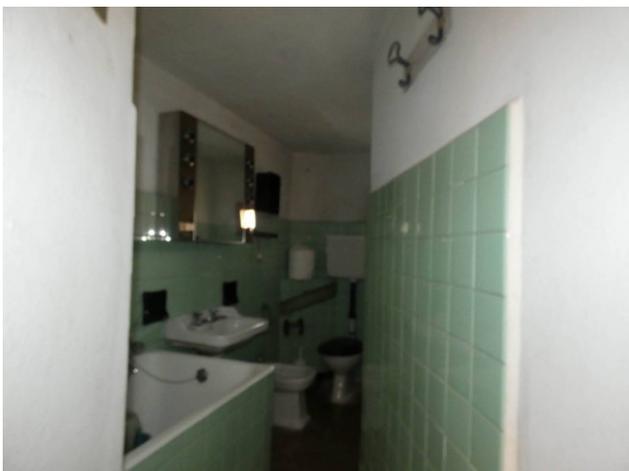
Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale
Immobiliare IPI
Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378
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