

Country House (rustic) for Sale to Piana Crixia Zone: Pontevecchio



400 square meters | Bathrooms: 2 | Bedrooms: 5 | Rooms: 20

Piana Crixia, in the Ligurian Langhe, is just 30 minutes from the beaches of the Ligurian Sea and 90 minutes from the ski slopes of the Cuneo area. Situated on the very edge of the village, bordering the provincial road, we are offering a beautiful, large property comprising three buildings and approximately 61,000 square metres of land in a single plot surrounding the buildings. The land is hilly but easily managed, comprising meadows, arable land and woodland; it is free from any easements or rights of way belonging to third parties. The buildings consist of a residential house, a warehouse with a portico, and a small shed-style warehouse situated in the middle of the property.

The main building is divided in the land registry into three residential units, one on the ground floor and two on the mezzanine level, plus cellars and attics. On the ground floor there is a kitchen, three further rooms and a large cellar. This part has remained in its original condition with very beautiful vaulted ceilings but requires complete refurbishment to bring it up to modern living standards and to install a bathroom. On the upper floor are two further residential units: the first is used as an office comprising two rooms and a toilet; the second has a kitchen, a bathroom, a hallway and four further rooms. Accessible via an internal staircase is the loft, which contains two further rooms suitable for use and an attic. This section features a heating system with radiators powered by a wood-burning stove, the functionality of which requires verification. The floors are laid with a variety of tiles and the windows are wooden with single glazing. The interiors need to be brought up to living standards more suited to current needs; in its current condition, it could be inhabited as a temporary home.

The second building comprises two storeys above ground, with three rooms on the ground floor and three rooms on the first floor, intended for storage, a barn and tool sheds. The buildings are connected to the mains electricity and water supply; there is also a

spring-fed well.

Above the main buildings, in the middle of the plot, there is also a small outbuilding with a canopy, suitable for sheltering animals and storing grain. The property has great potential, boasting a large number of square metres of buildings and a very extensive plot of land surrounding the houses, also suitable for farming and livestock rearing.

The total land area is 61,000 square metres.

Certifications

Energy Label:

Property details

Reference code: 6081

For Sale/For Rent: Sale

Type (Apartment, villa, etc): Country House (rustic)

Region: Liguria

Province: Savona

Municipality: Piana Crixia

Zone: Pontevecchio

Price: € 70.000 negotiable

Total sqm: 400 square meters

Bedrooms: 5

Bathrooms: 2

Rooms: 20

State of conservation: To be restructured

Floor type: On two levels

Total floors: 2

Central heating: Self regulating

Current condition: Empty at time of deed

Available: Yes

Garden: Private, 61.000 square meters

Distance to sea: 30 meters

Kitchen: Habitable

Box: Double

Features

Closet

Cellar

Fireplace

Wooden frames

Blinds

Terrain type: Hilly

Additional positions: In the village

Acces

Water: Municipal

River/Stream

Sewerage: Communal

Vegetable garden

Gas: Natural gas

Well

Light

Suitable for two families

External area

Parkingspace

Garage

Distance to sea

Distance to ski resorts

Distance to hospital

Water bath

Terrain: 61000 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
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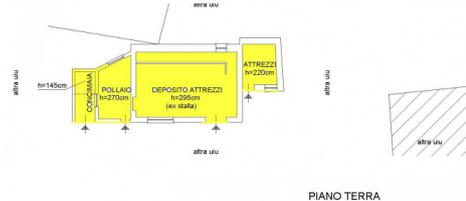
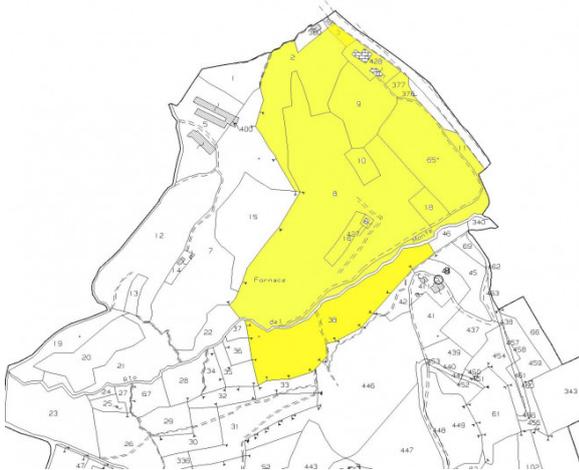
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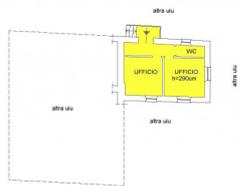
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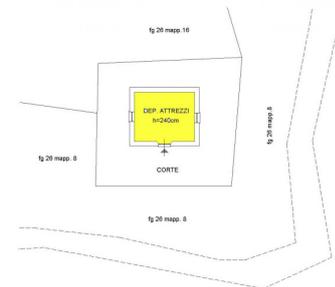
PIANO TERRA



PIANO PRIMO



PIANO PRIMO (rialzato)



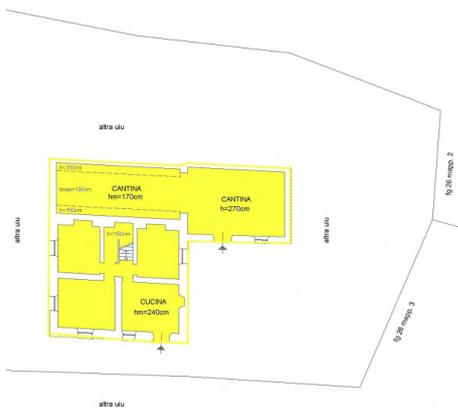
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PIANO SECONDO (sottotetto)



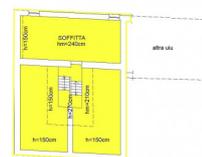
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