Immobiliare IPI
Via Fratelli Francia, 26 - 17014 Cairo Montenotte
Phone number 0195090590 Fax 019504378

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

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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

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Municipal offices

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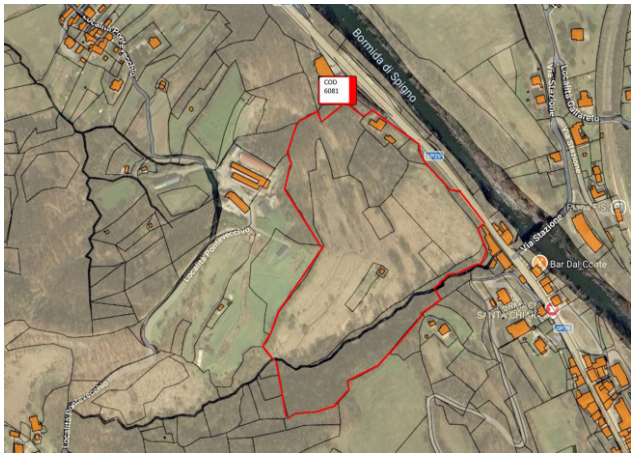


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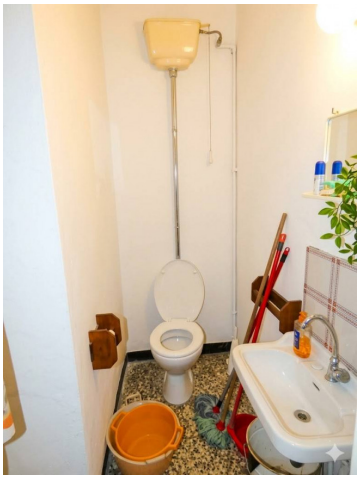
















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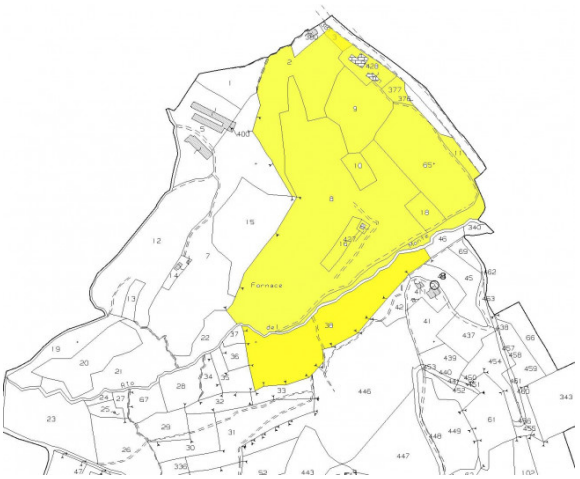


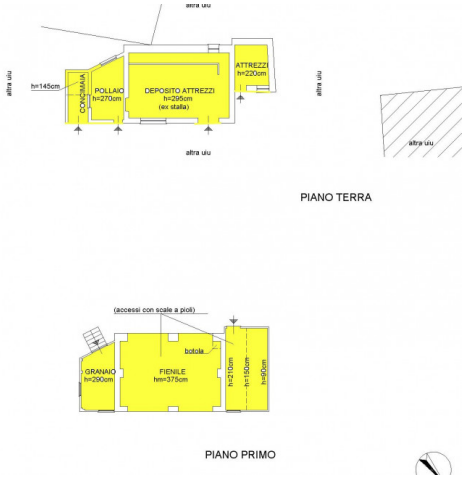



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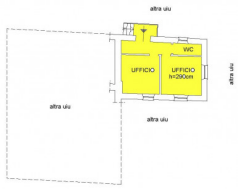




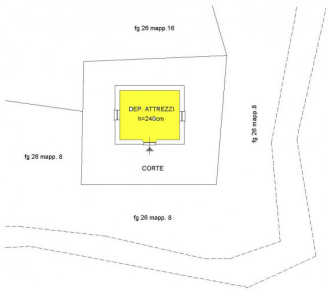


PIANO TERRA

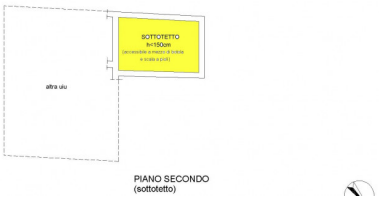
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PIANO PRIMO
(rialzato)

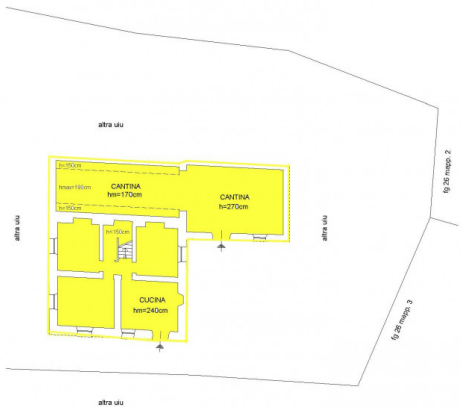


PIANO TERRA



PIANO SECONDO
(sottotetto)





PIANO TERRA



PIANO PRIMO
(rialzato)

PIANO SECONDO
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