

## House for Sale to Pareto



### **280 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10**

Pareto, in the Monferrato hills overlooking the Ligurian Sea, in a pleasant hamlet near the village centre, a property is for sale comprising a semi-detached two-family house, but with no shared facilities or easements whatsoever, effectively equivalent to a detached house, and another building, formerly a stable and now a warehouse, also semi-detached but likewise with no shared facilities with neighbours, plus over six hectares of land, including a beautiful flat field behind the house featuring a well.

Access is via a local road practically adjacent to the main road, leading to the property, which is arranged over two levels.

On the ground floor is the first apartment, with an entrance opening onto the stairwell, a kitchen-diner with terracotta flooring, a hallway, a huge bedroom with stoneware flooring, a living room with a balcony overlooking the land at the rear, and a modern bathroom with an ante-room and shower. The windows are aluminium double-glazed, and heating is provided by a pellet stove.

Also from the main entrance, going up to the first floor, we find the second flat, comprising an entrance hall, two very spacious bedrooms, a very bright kitchen with three windows, a large bathroom with shower, and a living room with a delightful balcony offering a beautiful view of the valley.

This apartment has an LPG heating system, but there is the option to connect to the mains gas supply located opposite the house. The attic is currently uninhabitable but can be utilised. Good quality finishes with stoneware flooring and double-glazed aluminium windows.

Structurally, the house is in good condition with a roof that was re-laid in the early 2000s, and mains water and sewerage connections.

A few metres from the main living area, directly on the local road, there is another two-storey building of approximately 40 m<sup>2</sup> per floor,

a former stable that could be converted into a large garage or used for other purposes depending on requirements.

The location is easily accessible and the property is fully habitable immediately, set within a single plot of 63,180 m<sup>2</sup>.

Beautiful views over the surrounding land. Ideal as either a primary or secondary residence, currently divided into two separate residential units.

## Property details

<b>Reference code:</b> 6083	<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> € 150.000	<b>Total sqm:</b> 280 square meters
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2
<b>Rooms:</b> 10	<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> Open
<b>Building age:</b> 1950	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Balconies:</b> Present
<b>Garden:</b> Private, 63.180 square meters	<b>Distance to sea:</b> 45 meters
<b>Kitchen:</b> Habitable	

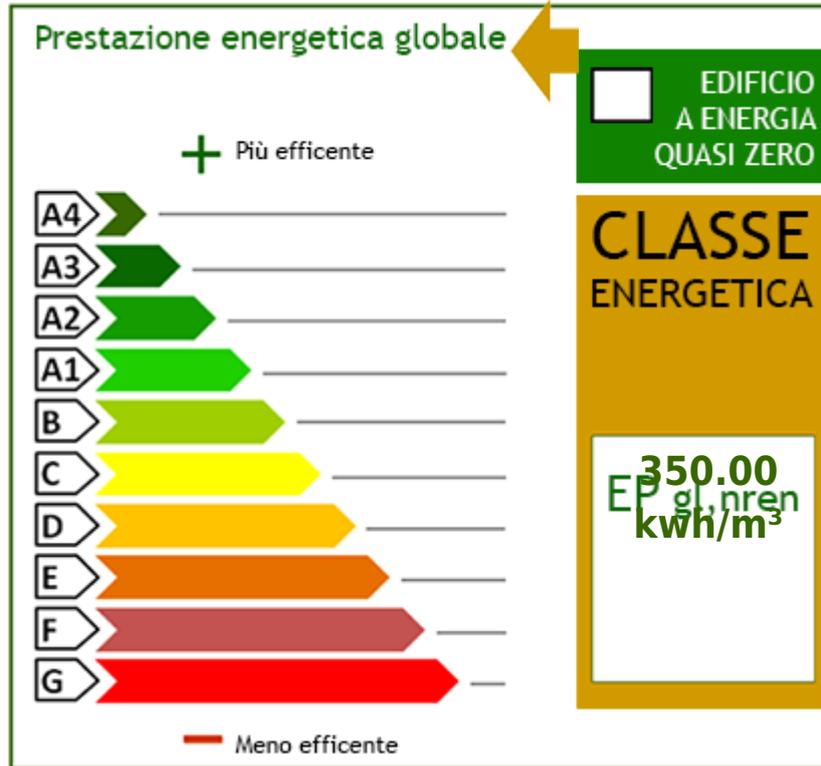
## Features

Terrace	TV antenna: Autonomous	Closet
Cellar	Fireplace	Shower
Aluminium frames	Blinds	Terrain type: Flat
Additional positions: In the countryside	Acces	View
Water: Municipal	Sewerage: Communal	Vegetable garden
Gas: GPL	Well	Roof
Light	Suitable for two families	External area
Parkingspace	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 63180 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



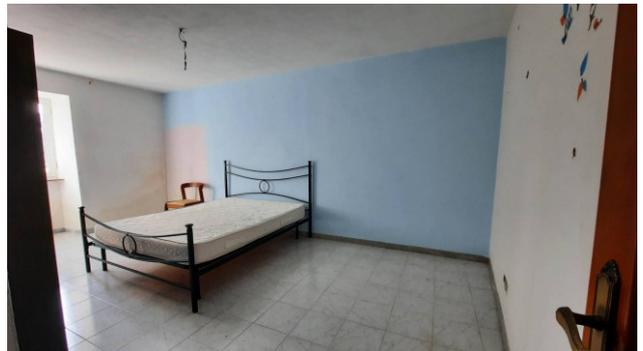
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**Immobiliare IPI**

Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

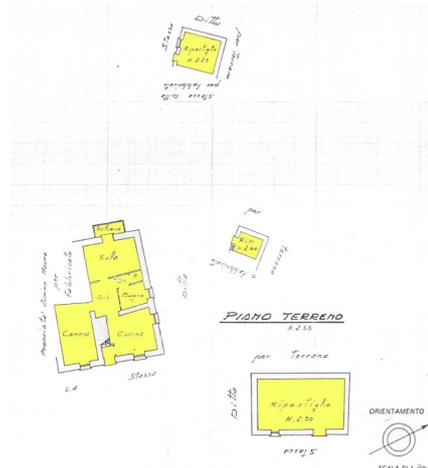
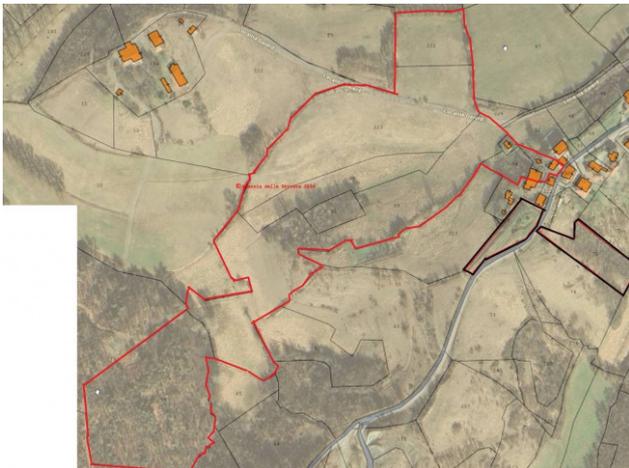
info@immobiliareipi.it - <https://www.immobiliareipi.it>

V.A.T. 01083550093

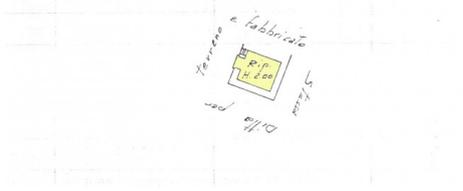
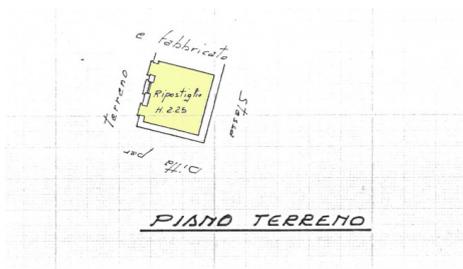
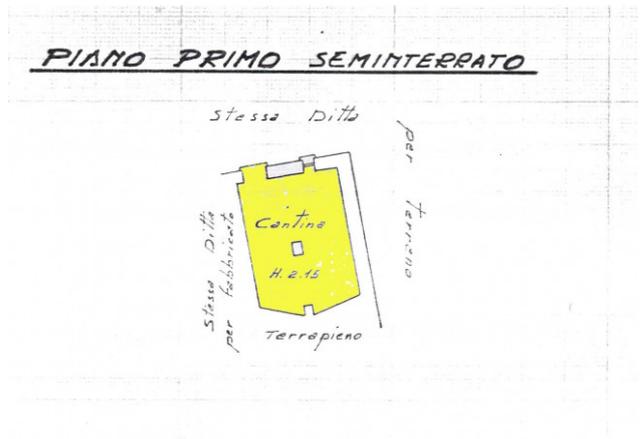
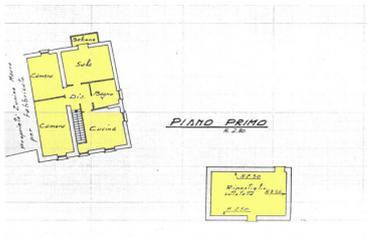








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 info@immobiliareipi.it - <https://www.immobiliareipi.it>  
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