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

# Country House (rustic) for Sale to Visone



## 320 square meters | Bathrooms: 1 | Rooms: 1

Visone, less than 10 minutes from the spa town of Acqui Terme, a short walk from the village centre where all amenities are located, and set within a gently sloping plot of approximately 11,400 m² consisting entirely of lawns and cultivated land, we are offering a property comprising a 297 m² building.

The building is currently registered as a workshop and warehouse; inside, it is divided into two rooms, one of which occupies almost the entire floor area. There is also a mezzanine area and a toilet. The condition is fair, with a concrete floor. It is possible, if desired, to retain the existing floor area and convert it for residential use.

The potential to use the property for multiple purposes-residential, craft workshops or storage, as it currently stands-combined with its location just outside the town centre, surrounded by greenery, makes this property truly appealing.

The possibility of converting the existing volume, either in full or in part, is permitted under the current regulations of the municipality's town plan. The current owner has already drawn up a preliminary design, which has received formal approval from the municipality itself. Naturally, the design is a preliminary study and can, of course, be modified as desired, provided it remains within the maximum limits of the existing volume.

The location is truly enchanting: a single plot of meadow and arable land that slopes gently down to the banks of the Visone stream, just three minutes from the village centre. Although small, the village is equipped with all the amenities needed for a comfortable home. Access to the building is via a municipal road, and connections to both the municipal water supply and the electricity grid are in place. The toilet currently located in the shed discharges into a cesspit.

Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale
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In the event of conversion for residential use via demolition and reconstruction, current planning regulations permit the reuse of rubble for the new construction of the entire building, with the exception of the roof, which, being made of asbestos cement, must be disposed of separately.

We would like to emphasise that the project drawings shown in the photos are purely indicative and are subject to any volumetric or aesthetic modifications deemed necessary.

A very interesting opportunity.

## Certifications

**Energy Label**:

## Property details

| | |
|---|---|
| **Reference code**: 6091 | **For Sale/For Rent**: Sale |
| **Type (Apartment, villa, etc)**: Country House (rustic) | **Region**: Piemonte |
| **Province**: Alessandria | **Municipality**: Visone |
| **Price**: € 49.000 | **Total sqm**: 320 square meters |
| **Bathrooms**: 1 | **Rooms**: 1 |
| **State of conservation**: Mediocre | **Floor type**: On two levels |
| **Total floors**: 2 | **Current condition**: Empty at time of deed |
| **Available**: Yes | **Garden**: Private, 11.400 square meters |
| **Distance to sea**: 50 meters | **Box**: Double |

## Features

| | | |
|---|---|---|
| Cellar | Terrain type: Hilly | Additional positions: In the countryside |
| Acces | View | Water: Municipal |
| Sewerage: Cesspool | Vegetable garden | Well |
| Roof | External area | Parkingspace |
| Garage | Flooring | Distance to sea |
| Distance to ski resorts | Distance to hospital | Terrain: 11400 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 | | | |

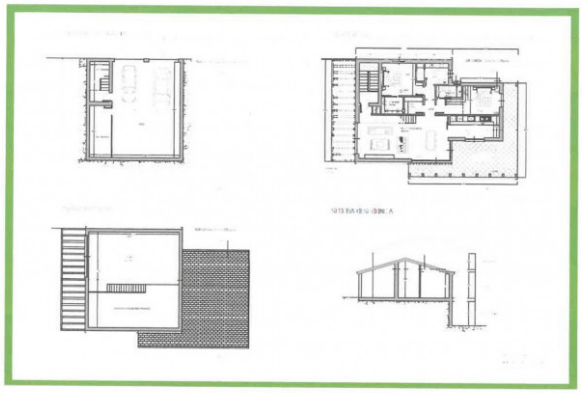
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IPOTESI PROGETTUALE DI MASSIMA

PIANO SEMINTERRATO = autorimessaa e locale tecnico = superficie lorda mq 106
PIANO TERRA = superficie lorda abitazione = mq 138
PIANO SOPPALCO = soppalco = superficie lorda soppalco mq 59
PIANO TERRA = porticato = superficie mq 41,80
PIANO TERRA = pergolato = superficie mq 26,50













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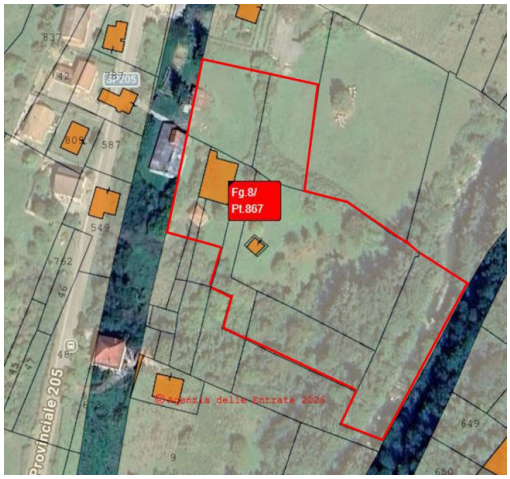













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