

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.

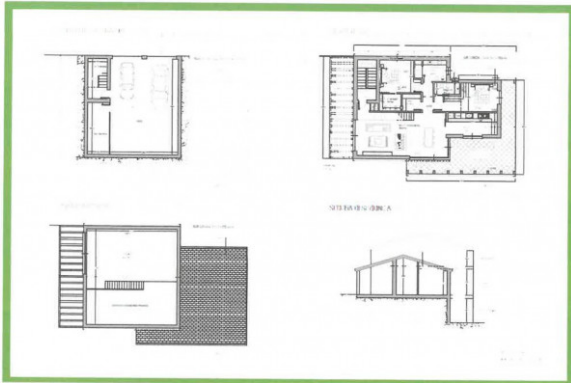
The potential to use the property for multiple purposes-residential, craft workshops or storage, as it currently stands-combined with its location just outside the town centre, surrounded by greenery, makes this property truly appealing.

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.



IPOTESI PROGETTUALE DI MASSIMA
 PIANO SEMINTERRATO = autorimesse 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



Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

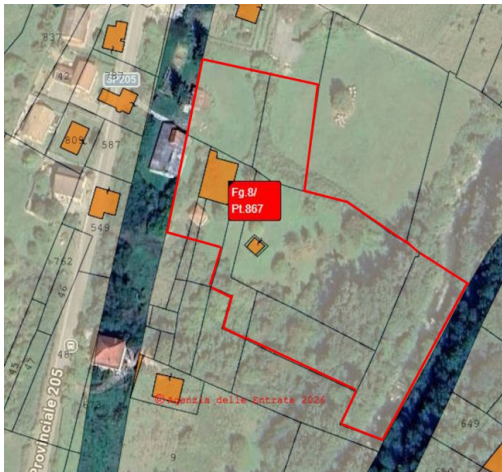
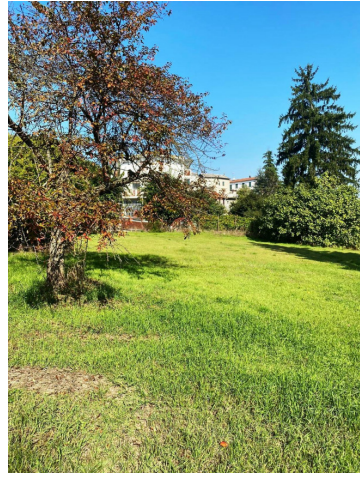
Immobiliare IPI

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