

Villa / House for Sale to Ponzone



130 square meters | Bathrooms: 2 | Bedrooms: 2 | Rooms: 7

In Alto Monferrato, in the village of Ponzone, on the hills that separate Piedmont from Liguria, nestled amidst a seemingly endless sea of greenery, we present a splendid villa suitable both as a holiday home and as a permanent residence for those wishing to savour life in a completely natural setting, free from any source of pollution, on a human scale, yet situated just 15 minutes from the spa town of Acqui Terme and 40 minutes from the regions of the great Asti wines. The villa is situated within a developed area of the municipality of Ponzone, which can be reached in a few minutes and is equipped with all amenities. Road maintenance, snow clearance and general services for the residential complex are provided by a management company, relieving the owners of any responsibility for these services. Just a short walk from the house is the municipal swimming pool, which can be reached in no time.

The villa, completely detached on all four sides, is spread over two floors and has its own private grounds. The ground floor is the main living area, accessed via a private gate leading to a paved area ideal for al fresco dining and enjoying the view. From here, you enter the front door, which leads into a spacious and beautiful living area comprising a dining room and a very bright sitting room with two large arched windows. From this area, there is access to an open-plan kitchenette, the bathroom and two bedrooms. The whole property is very well maintained, very pleasant and appealing.

The lower floor is accessed via an external staircase leading onto a small paved courtyard terrace, from which you enter the lower level where there is a bathroom and two further rooms, perfectly maintained and finished to the same standard as the upper floor, which could be used to accommodate guests. All of this overlooks another large terrace and courtyard.

All utilities are operational: mains water, connection to the electricity grid, mains drainage and gas.

Ceramic flooring, attractive wooden window frames with single-glazed windows, and gas-fired radiators.

The property is completed by 590 square metres of land on a slope below the house. The house is truly charming, in a commanding position, well-proportioned and easy to maintain; the paved terraces and courtyards on the two different levels provide a lovely space to spend time outdoors whilst enjoying a superb panoramic view stretching across the entire valley below. The quality, the layout, the proximity to the municipal swimming pool and the location make it exceptionally good value for money in relation to the asking price.

Certifications

Energy Label:

Property details

Reference code: 6095

For Sale/For Rent: Sale

Type (Apartment, villa, etc): Villa / House

Region: Piemonte

Province: Alessandria

Municipality: Ponzone

Price: € 98.000

Total sqm: 130 square meters

Bedrooms: 2

Bathrooms: 2

Rooms: 7

State of conservation: Good

Floor type: On two levels

Total floors: 2

Central heating: Self regulating

Current condition: Empty at time of deed

Available: Yes

Terrace: Present

Garden: Private, 500 square meters

Distance to sea: 85.000 meters

Kitchen: Kitchenette

Features

Terrace

TV antenna: Autonomous

Closet

Fireplace

Electrical system: Up to code

Shower

Wooden frames

Blinds

Terrain type: Steep

Additional positions: In the countryside

Acces

View

Water: Municipal

Sewerage: Communal

Gas: Natural gas

Roof

Light

External area

Flooring

Distance to sea

Distance to ski resorts

Distance to hospital

Water bath

Terrain: 590 m²

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

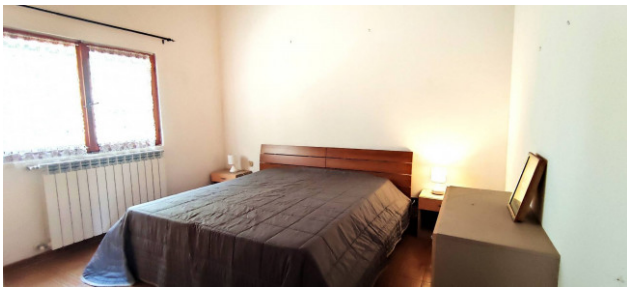


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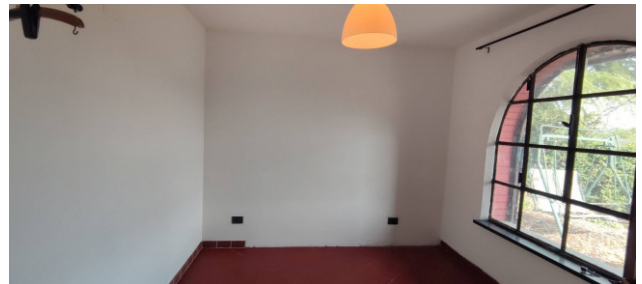


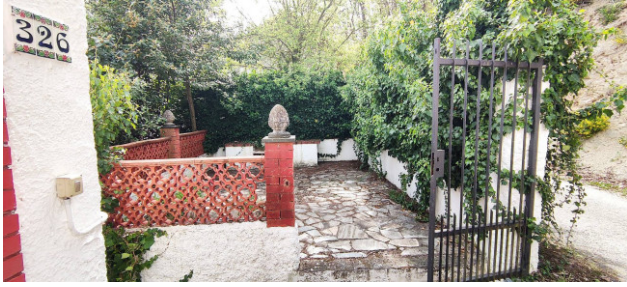
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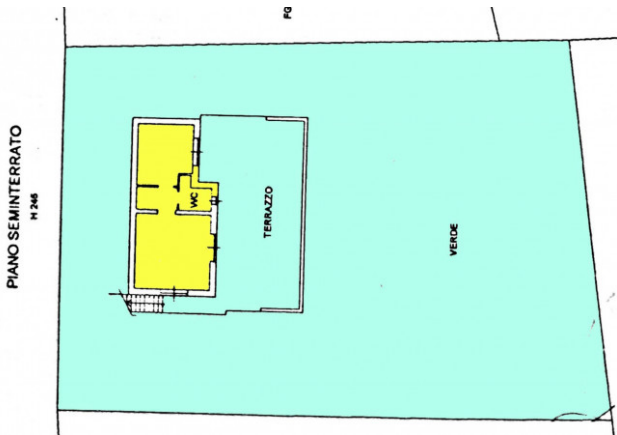
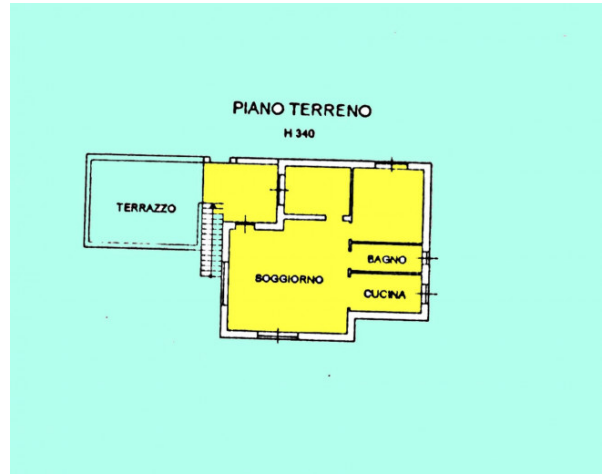
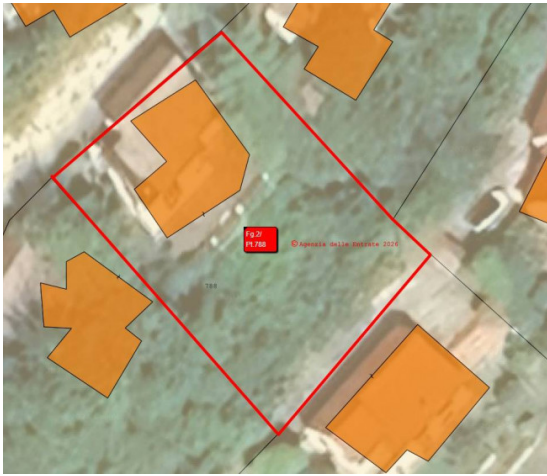
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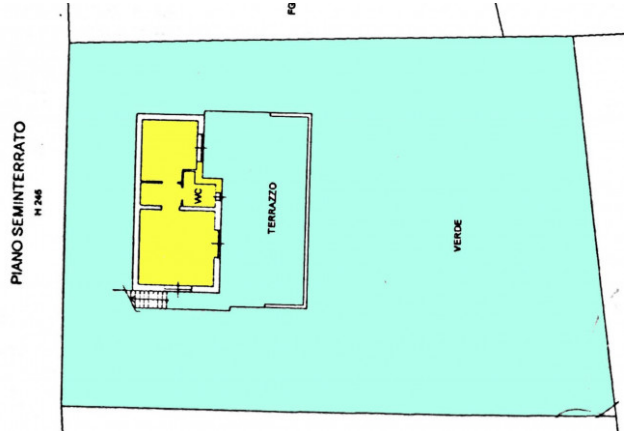
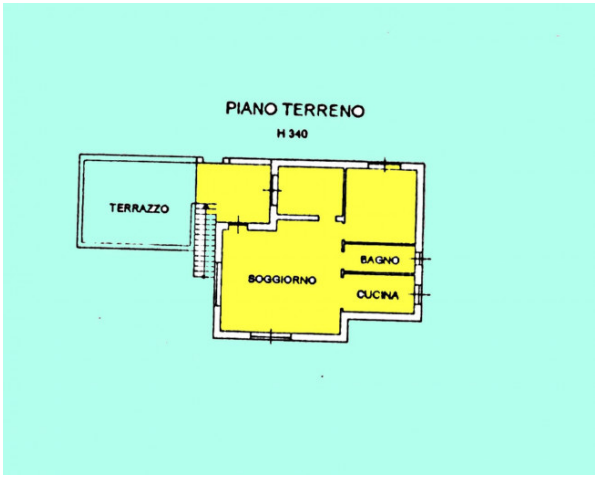
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