

Villa / House for Sale to Monesiglio



380 square meters | Bathrooms: 1 | Bedrooms: 3 | Rooms: 8

In the Cuneo Langhe, in Monesiglio along the Bormida Valley near Cortemilia, this typical Piedmontese village stands out with its old spinning mill and castle on the hillside, rising high above the riverbed. The location is ideal for reaching both the coast, 40 km away, and Alba, the capital of the Langhe, which is the same distance away. The village of Mombarcaro, the highest point in the Langhe, is 10 minutes away, and the ski slopes are 45 minutes away. Set amidst hills covered in hazelnut groves, we present a beautiful villa in a commanding position, easily accessible via a tarmac-surfaced local road.

The property is accessed via a double courtyard, leading to both the ground floor and the first floor, thus offering the option of entering the ground-floor garages/storage rooms or directly into the main living area on the first floor.

The living area spans approximately 143 m² with an entrance hall leading to a spacious kitchen, a large living room, two bedrooms, a small bedroom/pantry and a lovely bathroom. There is a lovely terrace. The windows are wooden; the heating system comprises radiators connected to a wood-fired boiler; the finishes and fixtures and fittings generally date from the 1990s.

In the basement, accessible via both external doors and an internal staircase, there is a garage/storage room over 3.5 metres high and of the same floor area as the upper floor. A crawl space, which also serves as a cellar, keeps this basement area dry. Adjacent to the aforementioned storage room is a further garage, very large at 114 m², suitable for storing agricultural equipment and cars, with access via an external door and a large paved terrace above of the same size.

The property is completed by a further space comprising the attic, which is spacious, well-suited for various uses, has windows and features a lovely small covered terrace.

The floors are tiled and granite, the roof is of cast concrete, with mains water, connection to the electricity grid and LPG gas.

The property comprises 3,000 m² of land in a single plot surrounding the house, all of which is grassland and arable land, offering good potential for use. Panoramic views over the valley below

Turin 115 km

Genoa Airport 90 km

Milan Malpensa 210 km

Savona - Coast 40 km

Frabosa - Ski slopes 55 km

Property details

Reference code: 6096

For Sale/For Rent: Sale

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

Region: Piemonte

Province: Cuneo

Municipality: Monesiglio

Price: € 250.000 negotiable

Total sqm: 380 square meters

Bedrooms: 3

Bathrooms: 1

Rooms: 8

State of conservation: Good

Floor type: On two levels

Total floors: 2

Central heating: Self regulating

Building age: 2000

Current condition: Empty at time of deed

Available: Yes

Terrace: Present, 30 square meters

Garden: Private, 3.000 square meters

Distance to sea: 35 meters

Kitchen: Habitable

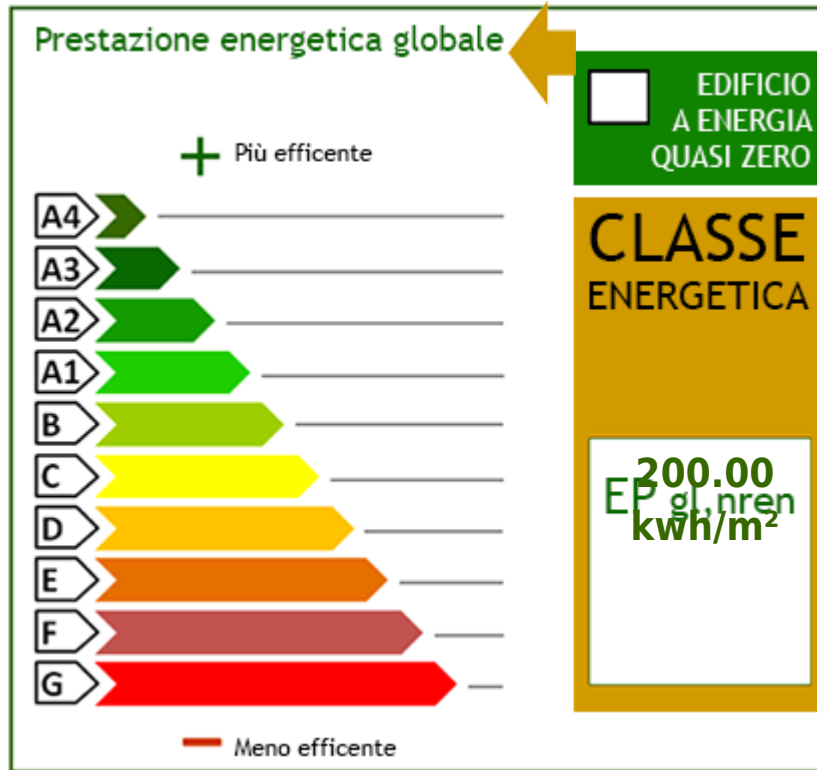
Box: Double, 30 square meters

Features

Terrace	TV antenna: Autonomous	Closet
Cellar	Fireplace	Electrical system: Up to code
Shower	Wooden frames	Blinds
Terrain type: Flat	Additional positions: In the countryside	Acces
View	Water: Municipal	Sewerage: Imhoff septic
Vegetable garden	Gas: GPL	Roof
Light	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 3000 m ²		

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			





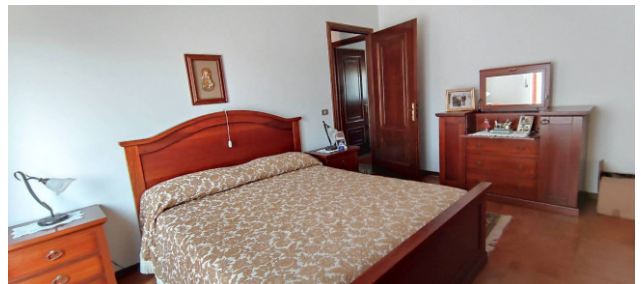
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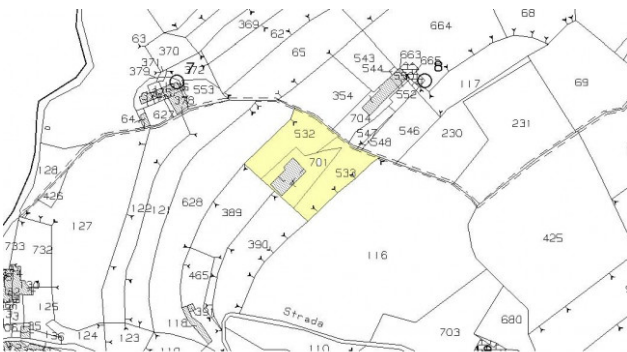
Immobiliare IPI

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

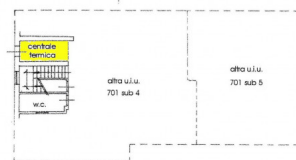
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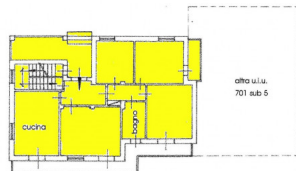




PIANO TERRENO
h. 2,90



PIANO PRIMO
h. 2,90



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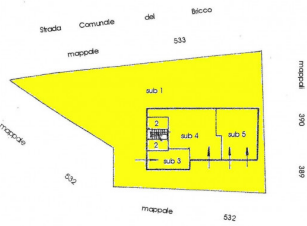
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PIANO TERRENO

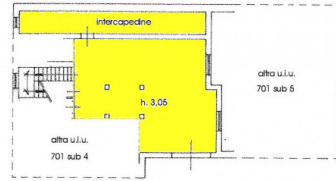


PIANO PRIMO



PIANO TERRENO

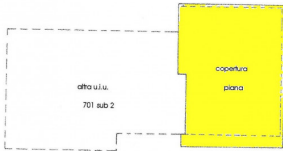
MAGAZZINO-DEPOSITO-GARAGE-CANTINA



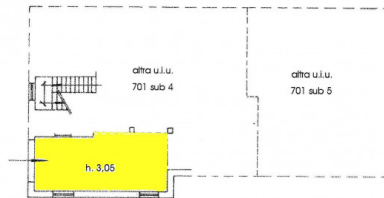
PIANO TERRENO



PIANO PRIMO

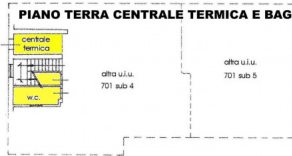


PIANO TERRENO



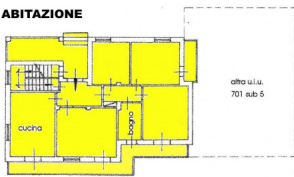
PIANO TERRENO h. 2.90

PIANO TERRA CENTRALE TERMICA E BAGNO



PIANO PRIMO h. 2.90

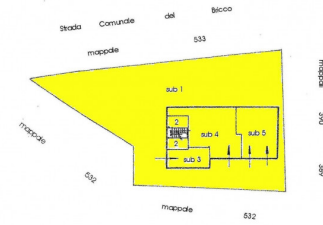
ABITAZIONE



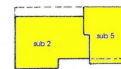
IPI immobiliare

PIANO TERRENO

SUDDIVISIONE GENERALE



PIANO PRIMO



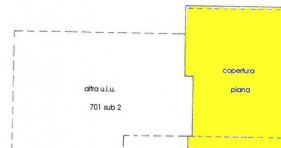
IPI immobiliare

PIANO TERRENO

GARAGE-MAGAZZINO



PIANO PRIMO



TERRAZZO

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