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

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.

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

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

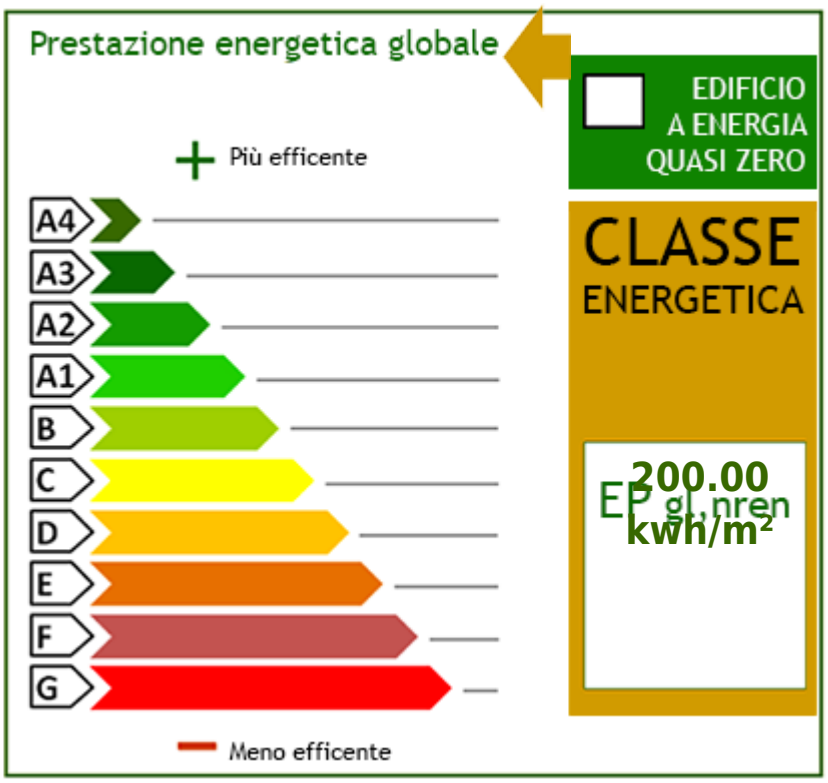
Terrace	TV antenna: Autonomous	Closet
Cellar	Fireplace	Electrical system: Up to code
Shower	Wooden frames	Blinds
Terrain type: Flat	Additional positions: In the countryside	Acces
View	Water: Municipal	Sewerage: Imhoff sepctic
Vegetable garden	Gas: GPL	Roof
Light	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 3000 m²		

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

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

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			



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

















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









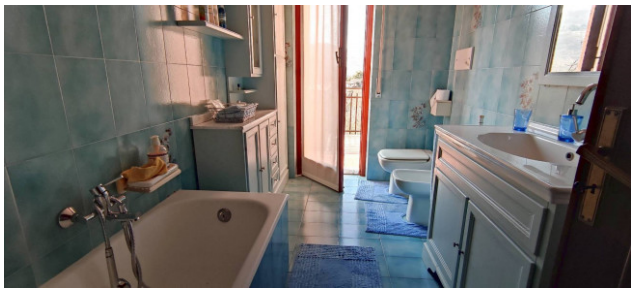








Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale
Immobiliare IPI
Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378
info@immobiliareipi.it - https://www.immobiliareipi.it
V.A.T. 01083550093



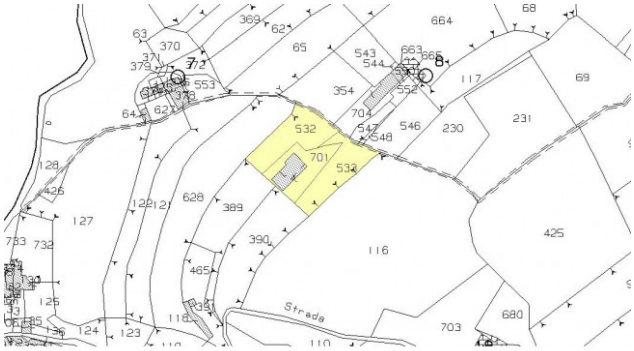


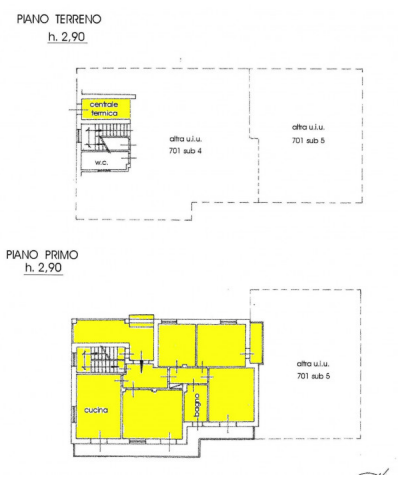








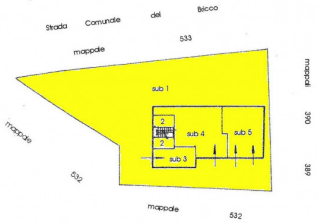




Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

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

PIANO TERRENO

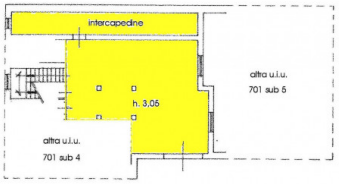


PIANO PRIMO



PIANO TERRENO

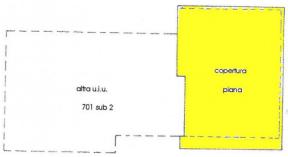
MAGAZZINO-DEPOSITO-GARAGE-CANTINA



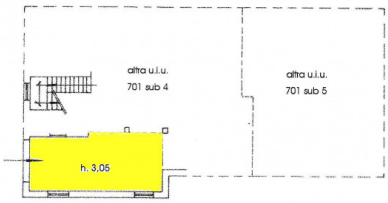
PIANO TERRENO



PIANO PRIMO

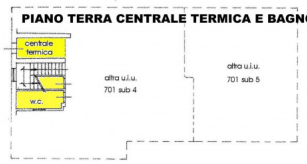


PIANO TERRENO



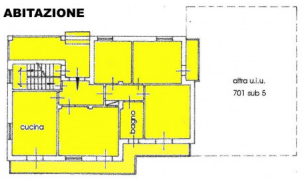
PIANO TERRENO
h. 2,90

PIANO TERRA CENTRALE TERMICA E BAGNO



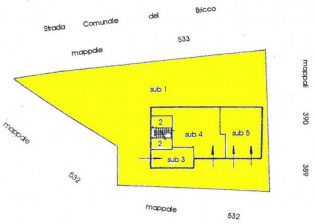
PIANO PRIMO
h. 2,90

ABITAZIONE



PIANO TERRENO

SUDDIVISIONE GENERALE

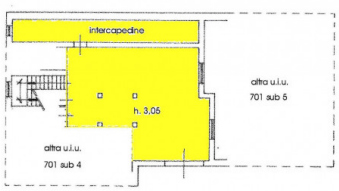


PIANO PRIMO



PIANO TERRENO

MAGAZZINO-DEPOSITO-GARAGE-CANTINA

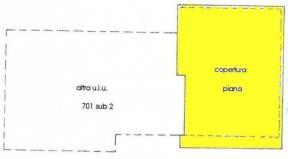


PIANO TERRENO

GARAGE-MAGAZZINO



PIANO PRIMO

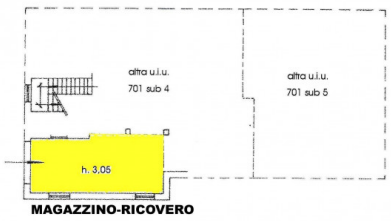


TERRAZZO

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

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

PIANO TERRENO



MAGAZZINO-RICOVERO

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