

## House for Sale to Visone



### **250 square meters | Bathrooms: 2 | Bedrooms: 5 | Rooms: 15**

A village in Visone, 5 km from the centre of the spa town of Acqui Terme in the Upper Monferrato region. In this charming village, we are offering a beautiful property with great potential. The house is situated right in the historic centre and overlooks a small square where parking is readily available, which in turn leads to the village's main square. The property is structurally in good condition, including the roof, which has no issues whatsoever; it is ready to move into immediately, although it is obviously open to improvements and personalisation that could further enhance its value.

The house is semi-detached but is, in effect, comparable in every respect to a detached property, as it has no shared facilities or easements; indeed, it enjoys an active right of way over the neighbouring property. The property offers a substantial amount of space, comprising two residential units—one on the ground floor and one on the first floor—along with a series of storage areas, courtyards and canopies, providing ample space for small-scale hobby or even professional activities.

On the ground floor is the first residential unit, with an entrance leading into a room large enough to be used as a living room or study; from this room, there is access to the large, liveable kitchen, a bedroom and a hallway leading to the second bedroom, the bathroom and the boiler room. The floors are tiled, and the windows and doors are double-glazed aluminium. The natural gas boiler has not been used for some time and its functionality needs to be checked. The boiler provides heating for both floors.

Also on the ground floor, there are two storage cellars, a lovely portico and two courtyards, one inside the building and one outside.

On the first floor, accessed via a private external staircase, is the second residential unit with an entrance leading into the hall, a kitchen with a beautiful carved marble sink, a living room, two bedrooms, a bathroom, a pantry and a balcony. The floors are terrazzo tiles, and the windows are wooden with single glazing. The heating consists of radiators controlled by the ground floor boiler.

Also on the first floor is a large storage room.

Finally, there are two attractive attics, one with a maximum height of 180 cm and the other 230 cm, with minimum heights of 70 cm.

The property is connected to the mains gas supply, the electricity grid and the municipal sewerage system.

A highly attractive opportunity for anyone seeking a spacious property, suitable even as a semi-detached home, just five minutes from Acqui Terme at a price that is significantly undervalued.

## Certifications

**Energy Label:**

## Property details

**Reference code:** 6097

**For Sale/For Rent:** Sale

**Type (Apartment, villa, etc):** House

**Region:** Piemonte

**Province:** Alessandria

**Municipality:** Visone

**Price:** € 59.000

**Total sqm:** 250 square meters

**Bedrooms:** 5

**Bathrooms:** 2

**Rooms:** 15

**State of conservation:** Decent

**Floor type:** On two levels

**Total floors:** 2

**Central heating:** Self regulating

**Current condition:** Empty at time of deed

**Available:** Yes

**Balconies:** Present

**Kitchen:** Habitable

## Features

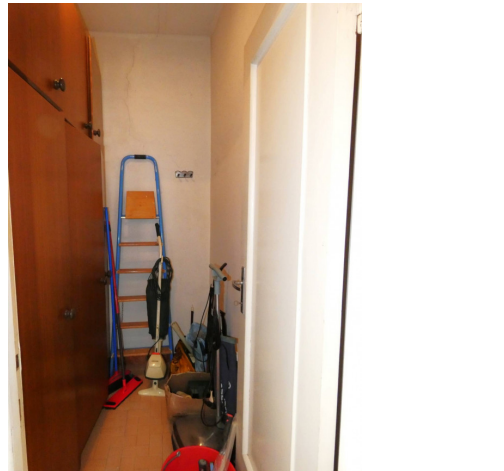
|                  |                                       |                               |
|------------------|---------------------------------------|-------------------------------|
| Cellar           | Fireplace                             | Electrical system: Up to code |
| Shower           | Wooden frames                         | Aluminium frames              |
| Blinds           | Additional positions: Historic center | Acces                         |
| Water: Municipal | Sewerage: Communal                    | Gas: Natural gas              |
| Roof             | Light                                 | Suitable for two families     |
| External area    | Parkingspace                          | Flooring                      |
| Distance to sea  | Distance to ski resorts               | Distance to hospital          |
| Water bath       |                                       |                               |

## 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  
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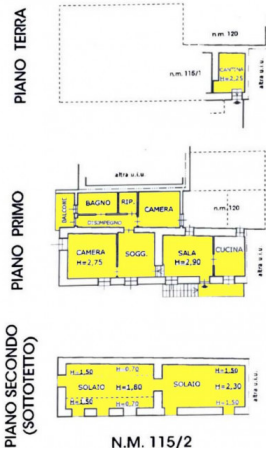
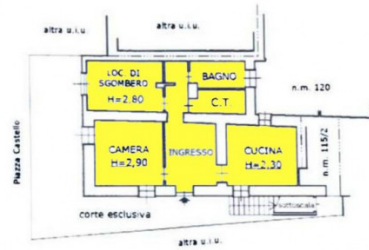


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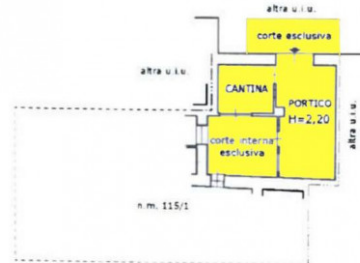
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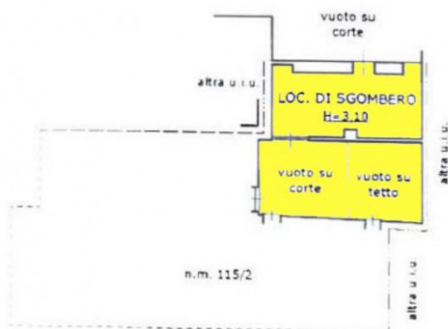
**PIANO TERRA**



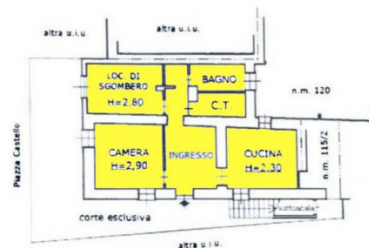
**PIANO TERRA**



**PIANO PRIMO**



**PIANO TERRA**



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