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

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.

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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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

TV antenna: Autonomous	Closet	Cellar: 30 m²
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			

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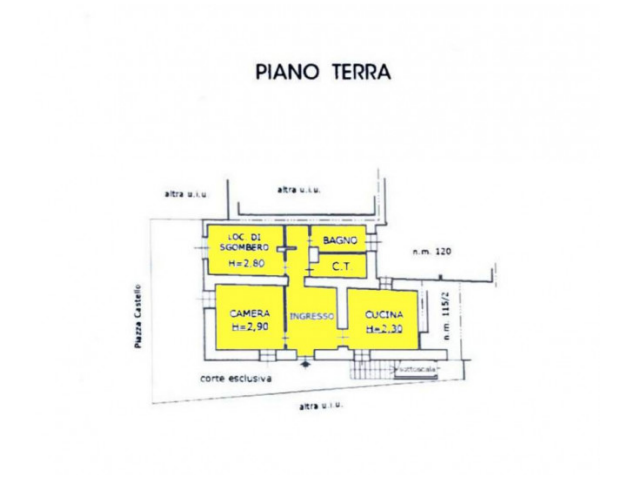
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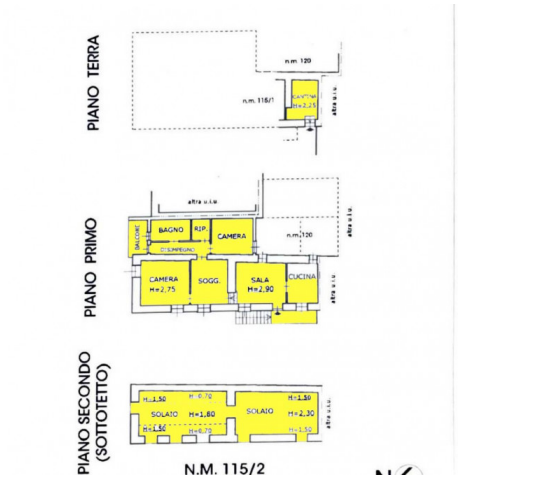
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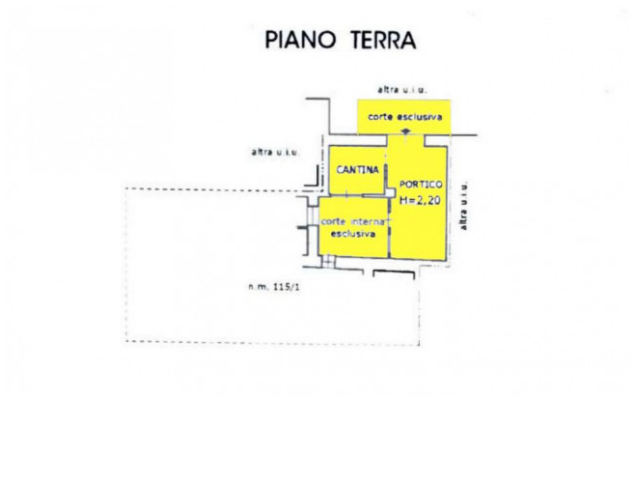




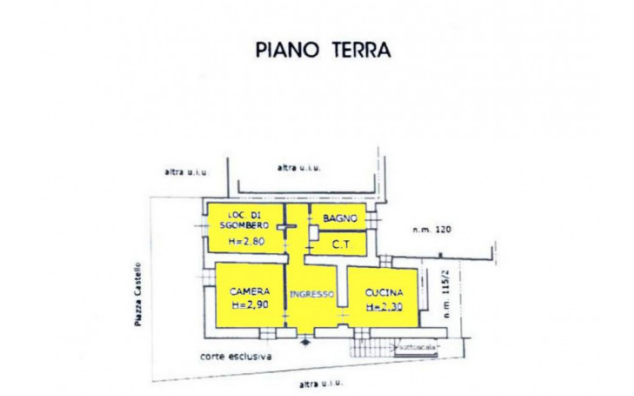




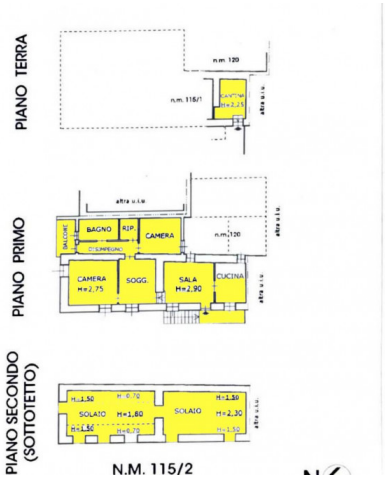




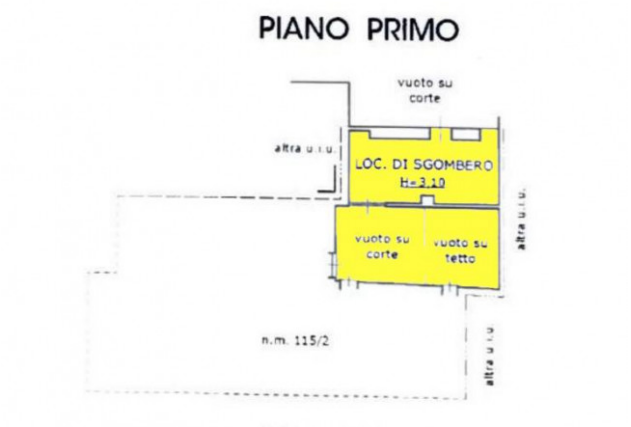




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