

## House - Semi-detached for Sale to Piana Crixia Zone: Villa



**114 square meters | Bathrooms: 2 | Bedrooms: 7 | Rooms: 8**

In a residential and easily accessible hamlet, yet surrounded by greenery, a semi-detached house with a private garden is for sale. The home, accessed from a shared courtyard, is spread over two levels. The ground floor features three cellars and a storage room with a small bathroom, which could be converted into a tavern, while the living quarters are located on the first floor. Access is via an external staircase leading to a pleasant terrace, which leads to the entrance to the living quarters. The living area comprises an eat-in kitchen with a fireplace and a balcony overlooking the garden, three bedrooms, and a bathroom renovated in 2021, accessible from one of the bedrooms. A wooden staircase leads from the balcony to the fully fenced, two-level garden. On the first floor, there is the entrance to the cellars located at the back of the house.

The house has been partially renovated recently, so it has a new facade, recently renovated windows, and a clean roof. Heating is via a 15,000-calorie multi-duct pellet stove and an electric boiler for hot water. Gas for cooking is provided via a cylinder, but a natural gas connection is possible.

Pleasant setting and perfectly habitable house after a renovation.  
ideal as both a first and second home

### Property details

Reference code: 6101

For Sale/For Rent: Sale

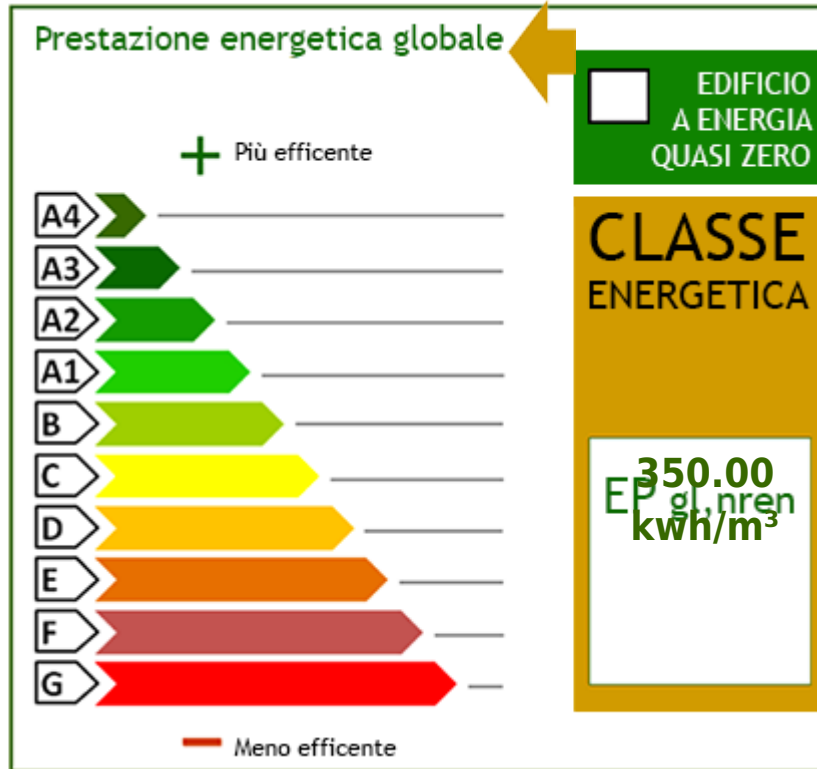
<b>Type (Apartment, villa, etc):</b> House - Semi-detached	<b>Region:</b> Liguria
<b>Province:</b> Savona	<b>Municipality:</b> Piana Crixia
<b>Zone:</b> Villa	<b>Price:</b> € 75.000
<b>Total sqm:</b> 114 square meters	<b>Bedrooms:</b> 7
<b>Bathrooms:</b> 2	<b>Rooms:</b> 8
<b>State of conservation:</b> Decent	<b>Floor type:</b> On two levels
<b>Total floors:</b> 2	<b>Central heating:</b> Self regulating
<b>Parking space:</b> Covered	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Balconies:</b> Present
<b>Terrace:</b> Present	<b>Garden:</b> Private, 1.000 square meters
<b>Kitchen:</b> At sight	

## Features

TV antenna: Autonomous	Cellar	Fireplace
Shower	Aluminium frames	Blinds
Terrain type: Flat	Additional positions: In the village	Acces
Water: Municipal	Sewerage: Communal	Gas: Not specified
Roof	Light	External area
Flooring	Distance to sea	Distance to ski resorts
Distance to hospital	Water bath	Terrain: 1000 m <sup>2</sup>

## Nearby

Sport complexes	Cycle paths	Playgrounds	Railway station
Public transport	Bar	Postal offices	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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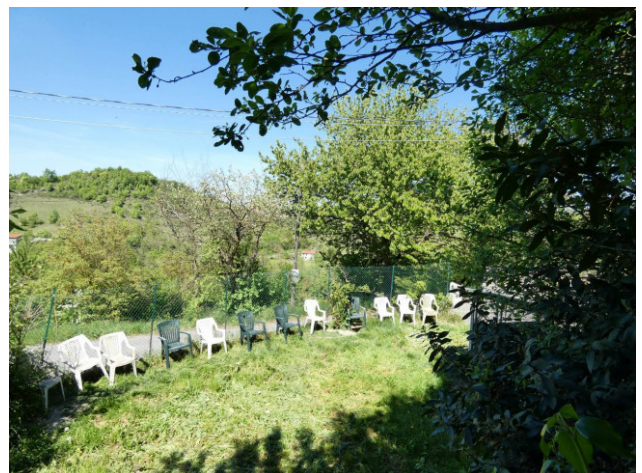
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