

House - Semi-detached for Sale to Ponzzone



200 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 10

In Ponzzone, nestled in the rolling green hills of one of the highest and largest municipalities in the province of Alessandria, in the hamlet of Ciglione, we offer this semi-independent, ground-to-roof portion of a house, divided into two distinct residential units.

A driveway entrance leads to a reinforced concrete garage built in the 1990s. From here, a pedestrian walkway leads to the house, separating the property from its private front garden of approximately 150 sqm.

-- Starting with the property on the right, the ground floor opens onto a living room, a small kitchen, an under-stairs pantry, and a cellar accessible directly from the kitchen. On the upper floor, there are two bedrooms and a recently renovated bathroom. From the second bedroom, currently used as an additional living room, you access the second floor where there is another bedroom, which includes a door leading to the attic (featuring a reinforced concrete roof structure).

-- On the left side, the layout of the property is practically mirrored: the ground floor comprises an entrance into the living room, an eat-in kitchen, a bathroom, and a small backyard garden. The upper floor offers two bedrooms and a bathroom, while the top floor (still accessed via the central staircase shared with the first apartment) features an additional bedroom.

The finishes vary but are similar across both apartments; you will find 1990s tiles as well as early 20th-century cementine (cement tiles). The window frames are mostly double-glazed aluminum, with a small portion in single-glazed wood, complete with shutters. The building's structure is in perfect condition.

The property is connected to the mains water supply, municipal sewage system, and electricity. As for the heating systems: the right side is heated by gas space heaters (termoconvettori) and a cast-iron stove, while the left side uses a pellet stove and is pre-fitted with pipes for radiators (though the boiler and radiators themselves are missing). There is an LPG tank located at the rear.

Municipal water supply. Natural spring water well, which has always provided an abundant supply

Property details

Reference code: 6116	For Sale/For Rent: Sale
Type (Apartment, villa, etc): House - Semi-detached	Region: Piemonte
Province: Alessandria	Municipality: Ponzzone
Price: € 90.000 negotiable	Total sqm: 200 square meters
Bedrooms: 4	Bathrooms: 2
Rooms: 10	State of conservation: Good
Floor type: On two levels	Total floors: 3
Central heating: Self regulating	Building age: 1900
Current condition: Empty at time of deed	Available: Yes
Garden: Private, 150 square meters	Kitchen: Habitable
Box: Single, 15 square meters	

Features

TV antenna: Autonomous	Cellar: 15 m ²	Terrain type: Flat
Additional positions: In the countryside	Acces	Water: Municipal
Sewerage: Communal	Gas: GPL	Roof
Distance to sea	Distance to ski resorts	Distance to hospital
Terrain: 150 m ²		

Nearby

Soccerfields	Sport complexes	Tenniscourt	Cycle paths
Bar	Postal offices	Municipal offices	







