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

House for Sale to Piana Crixia
Zone: San Massimo



180 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 7

In the Ligurian Langhe, in Piana Crixia, on the border between Liguria and Piedmont, in a romantic village at an altitude of 500 metres, you will find a little corner of a delightful setting where you can enjoy peace and quiet, idyllic landscapes, echoes of times gone by, and the cool of the sunset whilst gazing out over the valleys and woods below. The property we are offering comprises a residential house that is ready to move into immediately without any work required, a former stable and barn, and a small plot of land of approximately 200 square metres.
The house is semi-detached over two storeys and therefore shares one side with another property, which has access via the staircase connecting the two storeys of the house.
On the ground floor, there is a lovely, spacious kitchen, a bathroom refurbished in the 1990s and a bedroom. Also on this floor is a large, beautiful cellar which still contains the equipment for winemaking. The first floor is accessed via an external staircase leading onto a terrace, from which you enter a beautiful living room with a balcony; there is also a toilet with a washbasin and a bedroom. The whole property is in perfect order, well-maintained and well-looked after.
At the rear, there is a small courtyard with the former agricultural section: on the ground floor, the former stable, now used as a storeroom, and on the upper floor, the former hayloft spaces that could be repurposed for a wide variety of uses.
The land adjoins the house and was previously used as a garden and vegetable patch.
The property is in good condition; it has mains water and electricity, and the drainage is connected to the mains sewerage system. Heating is provided by a stove, and the roof is in good condition. Inside, the floors are tiled on the ground floor and wooden on the first floor, with single-glazed wooden windows.
The asking price is almost symbolic; a truly unmissable opportunity for anyone wishing to spend their holidays in an environment completely free from any source of pollution, surrounded by unspoilt nature yet in a strategically convenient location, with the sea just

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35□40 minutes away, the ski slopes 90 minutes away, and the wine-growing and hazelnut-growing areas of the Langhe 15□20 minutes away. A truly unique opportunity.
Plot size: 200m²-

Certifications

Energy Label:

Property details

Reference code: 6117	**For Sale/For Rent**: Sale
Type (Apartment, villa, etc): House	**Region**: Liguria
Province: Savona	**Municipality**: Piana Crixia
Zone: San Massimo	**Price**: € 29.500
Total sqm: 180 square meters	**Bedrooms**: 2
Bathrooms: 1	**Rooms**: 7
State of conservation: Good	**Floor type**: On two levels
Total floors: 2	**Central heating**: Self regulating
Current condition: Empty at time of deed	**Available**: Yes
Balconies: Present	**Terrace**: Present
Garden: Private, 200 square meters	**Distance to sea**: 35 meters
Kitchen: Habitable	

Features

Terrace	TV antenna: Autonomous	Closet
Cellar	Fireplace	Electrical system: Up to code
Shower	Wooden frames	Blinds
Terrain type: Hilly	Additional positions: In the village	Acces
View	Water: Municipal	Sewerage: Communal
Vegetable garden	Well	Roof
Light	External area	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Water bath	Terrain	

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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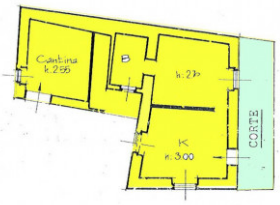




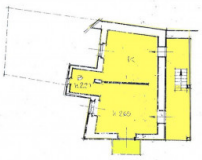


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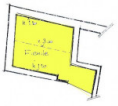
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PIANO TERRA



PIANO PRIMO

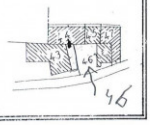


PIANO PRIMO

ORIENTAMENTO

SCALA DI 1:200

ESTRATTO FOGLIO 5





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