

Villa / House for Sale to Pareto Zone: Miogliola



250 square meters | Bathrooms: 1 | Bedrooms: 3 | Rooms: 7

Charming Country Villa with Outbuilding in Pareto

Nestled in the peaceful countryside on the hills just behind the Ligurian border, far from the stress of the city, this beautiful detached villa is located in a lovely hamlet within the municipality of Pareto. Surrounded by approximately 2,500 sqm of private, flat, and highly usable land, the property offers a perfect blend of tranquility and greenery.

Access is easy and convenient, via a well-maintained municipal road that leads directly to the property.

The Property Layout

The estate consists of two distinct buildings: the main residential villa and a spacious outbuilding/warehouse.

1. The Main Villa

The villa is slightly elevated (just three steps above ground level), making it easily accessible and ideal for those with limited mobility.

Interior: The entrance opens onto a large hallway that leads to a spacious eat-in kitchen, two generously sized bedrooms, a bathroom, a pantry, and a beautiful, bright living room.

Condition & Features: The property is in move-in condition. It features double-glazed wooden windows, wooden shutters, mosquito screens, and a gas heating system with radiators. The wooden roof is in excellent condition, featuring a large attic space accessible from the outside via a ladder.

2. The Outbuilding (Magazzino)

A charming, traditional stone-and-brick structure of approximately 70 sqm per floor. Originally used as a stable with an overlying barn, it offers great potential for conversion or storage.

Utilities & Additional Details

Utilities: Connected to the municipal sewage system, mains water, and electricity. Includes a cozy wood-burning stove.
Furnishings: The property can be sold partially furnished with high-quality furniture, depending on the buyer's preference.
Strategic Location & Distances
This property combines rural serenity with excellent accessibility to major cities and the coast:

Albissola (Beaches): 32 km
Genoa: 70 km
Turin: 125 km
Milan: 140 km

Property details

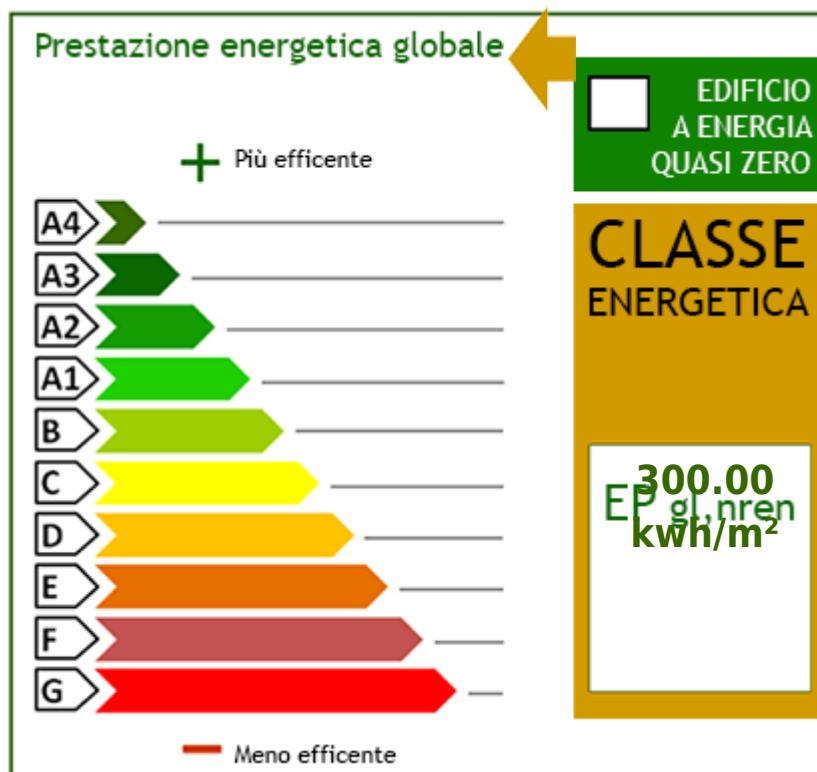
Reference code: 6118	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Villa / House	Region: Piemonte
Province: Alessandria	Municipality: Pareto
Zone: Miogliola	Price: € 125.000 negotiable
Total sqm: 250 square meters	Bedrooms: 3
Bathrooms: 1	Rooms: 7
State of conservation: Great	Floor type: 1
Total floors: Yes	Central heating: Self regulating
Building age: 1995	Current condition: Empty at time of deed
Available: Yes	Garden: Private, 2.500 square meters
Distance to sea: 30.000 meters	Kitchen: Habitable

Features

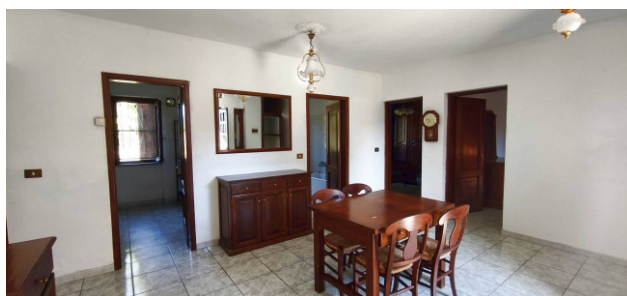
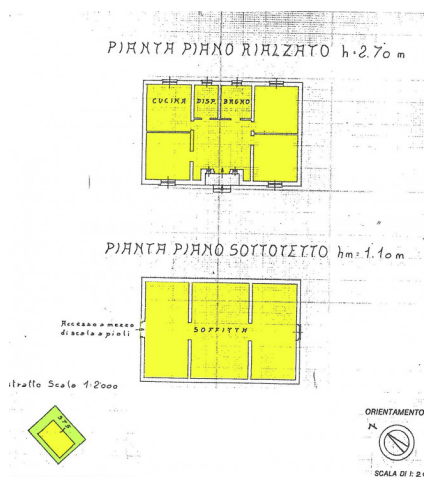
TV antenna: Autonomous	Closet	Cellar
Shower	Wooden frames	Blinds
Terrain type: Flat	Additional positions: In the countryside	Acces
Water: Municipal	Sewerage: Communal	Vegetable garden
Gas: Natural gas	Roof	Light
External area	Parkingspace	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Water bath	Terrain: 2500 m²	

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			







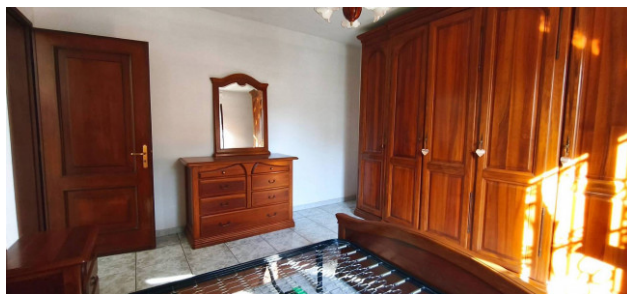
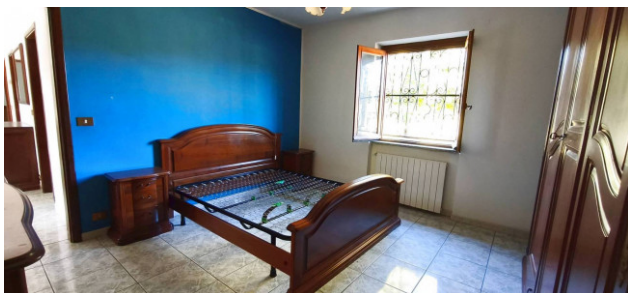
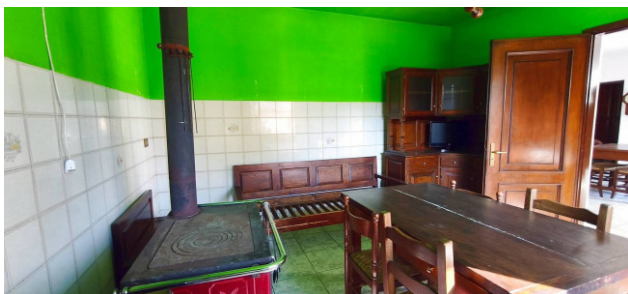
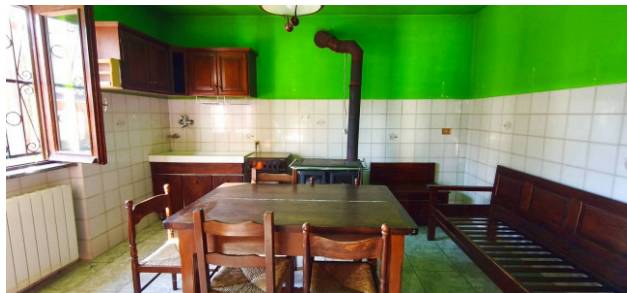
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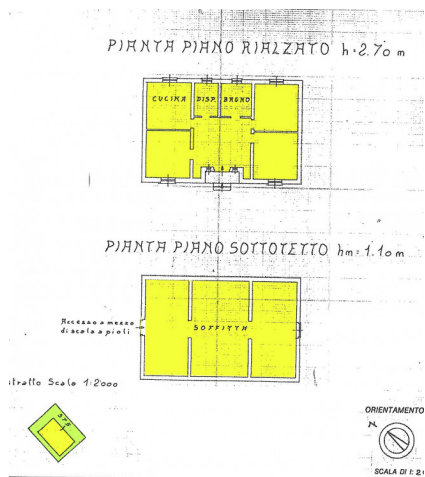
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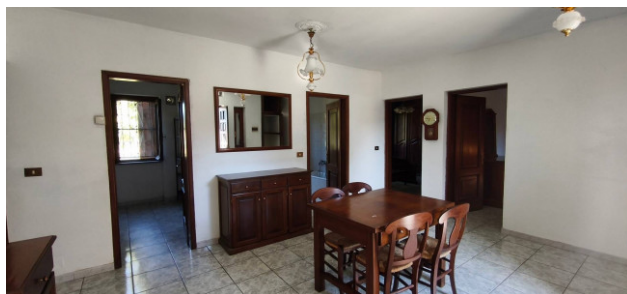
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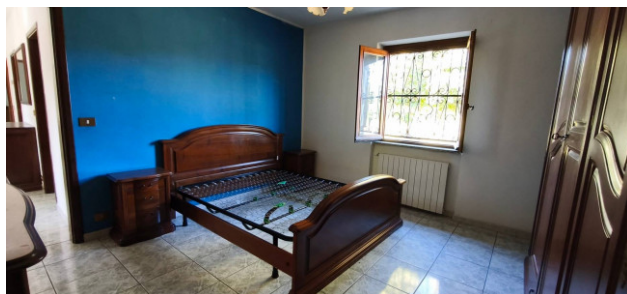
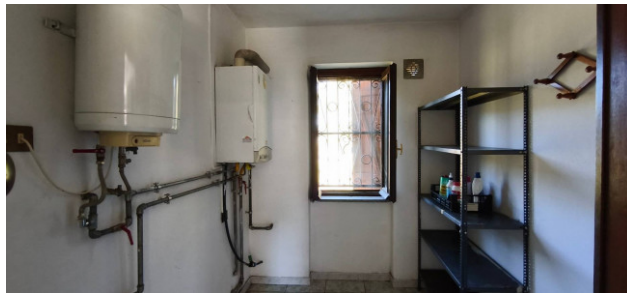
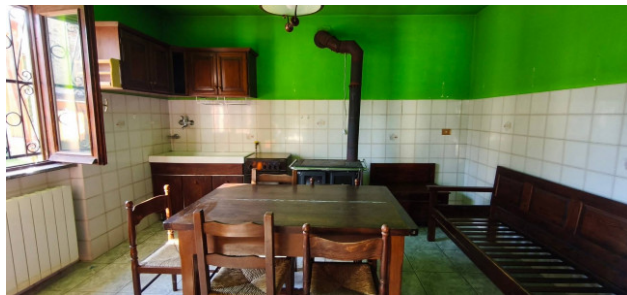
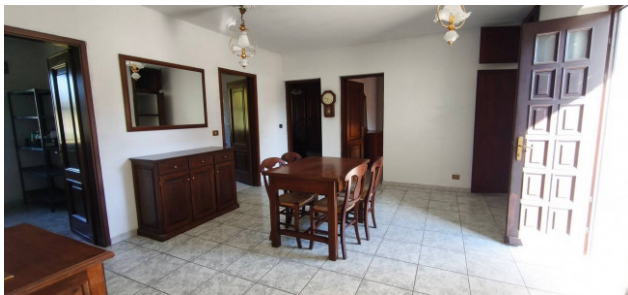
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