

## House for Sale to Pareto Zone: Roboaro



### **260 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 10**

Pareto, a village situated 500 metres above sea level, nestled between the sea and the hills. In a small hamlet, we are offering this beautiful house, completely detached on all four sides, spread over three levels and complemented by a building at the edge of the courtyard used as a garage and storage space.

The living area comprises, on the ground floor, a large kitchen-diner, a pantry, a cellar, a living room and a toilet under the stairs.

An internal staircase leads to the first floor, where there are, on one side, two walk-through bedrooms and, on the other side, a further two walk-through bedrooms and a bathroom.

From one of the bedrooms, there is access to the attic, which has a new roof (re-thatched in 2013) and measures approximately 60 m<sup>2</sup>.

Opposite the house is a new garage and a storeroom/wood store.

Water supplied by the local water consortium, municipal sewerage, telephone/internet connection available only with certain providers.

The kitchen is fitted with a gas cylinder, but should you wish to connect to the mains gas supply available in the hamlet, the connection point is located at the boundary of the property.

The window and door frames vary; on the ground floor, the wooden windows are partly single-glazed and partly double-glazed.

On the first floor, there are double-glazed aluminium windows. New shutters and a new front door.

The finishes generally date from the 1960s, but the structure is stone-built, in excellent condition and free from damp. Concrete slabs with brick vaults, terrazzo flooring, old terracotta tiles and ceramic tiles in the first-floor bathroom.

Services date from the 1960s/1970s. The façade was refurbished along with the roof in 2013. The plot comprises a courtyard totalling approximately 300 square metres.

A splendid opportunity to live amidst the green hills behind the Ligurian coast and reach the sea in 30 minutes with minimal investment. The house is perfectly ready to move into immediately.

## Property details

|                                            |                                                 |
|--------------------------------------------|-------------------------------------------------|
| <b>Reference code:</b> 6141                | <b>For Sale/For Rent:</b> Sale                  |
| <b>Type (Apartment, villa, etc):</b> House | <b>Region:</b> Piemonte                         |
| <b>Province:</b> Alessandria               | <b>Municipality:</b> Pareto                     |
| <b>Zone:</b> Roboaro                       | <b>Price:</b> € 70.000 negotiable               |
| <b>Total sqm:</b> 260 square meters        | <b>Bedrooms:</b> 4                              |
| <b>Bathrooms:</b> 2                        | <b>Rooms:</b> 10                                |
| <b>State of conservation:</b> Good         | <b>Floor type:</b> On two levels                |
| <b>Total floors:</b> 2                     | <b>Central heating:</b> Self regulating         |
| <b>Building age:</b> 1930                  | <b>Current condition:</b> Empty at time of deed |
| <b>Available:</b> Yes                      | <b>Garden:</b> Private, 300 square meters       |
| <b>Distance to sea:</b> 30.000 meters      | <b>Kitchen:</b> Habitable                       |
| <b>Box:</b> Single, 20 square meters       |                                                 |

## Features

|                                          |                      |                    |
|------------------------------------------|----------------------|--------------------|
| TV antenna: Autonomous                   | Closet               | Cellar: 12 m²      |
| Fireplace                                | Shower               | Wooden frames      |
| Aluminium frames                         | Blinds               | Terrain type: Flat |
| Additional positions: In the countryside | Acces                | Water: Constortium |
| Sewerage: Communal                       | Gas: GPL             | Roof               |
| Light                                    | External area        | Parkingspace       |
| Garage                                   | Flooring             | Distance to sea    |
| Distance to ski resorts                  | Distance to hospital | Water bath         |
| Terrain: 300 m²                          |                      |                    |

## Nearby

|                  |              |                   |                 |
|------------------|--------------|-------------------|-----------------|
| Gyms             | Spas         | Soccerfields      | Sport complexes |
| Tenniscourt      | Cycle paths  | Playgrounds       | Railway station |
| Public transport | Kindergarden | Elementary school | Middle school   |

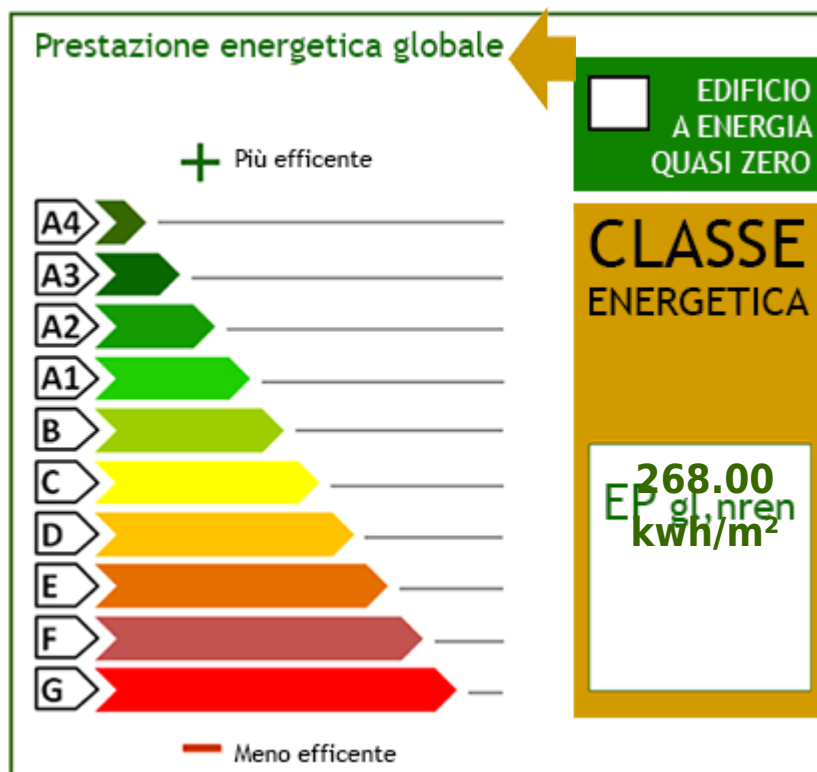
High school

Bar

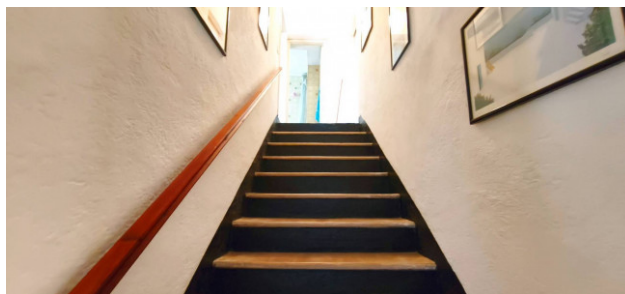
Postal offices

Commercial center

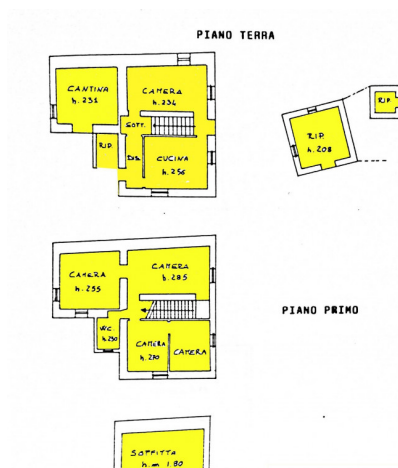
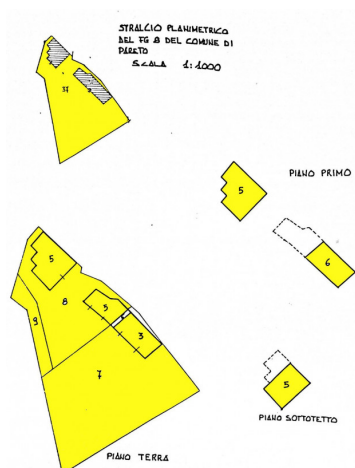
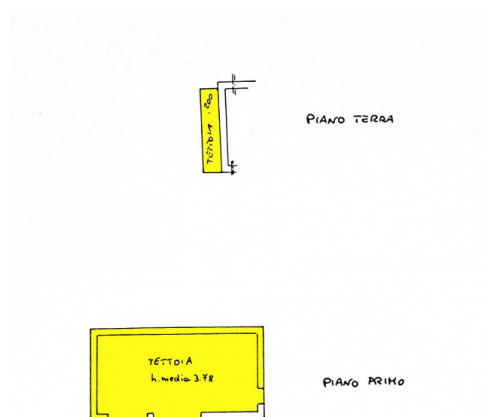
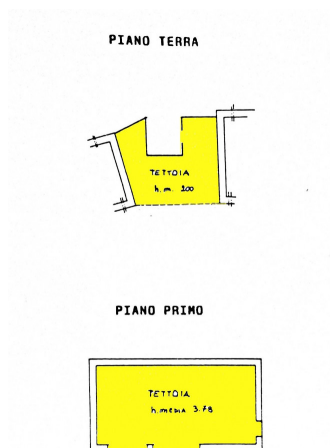
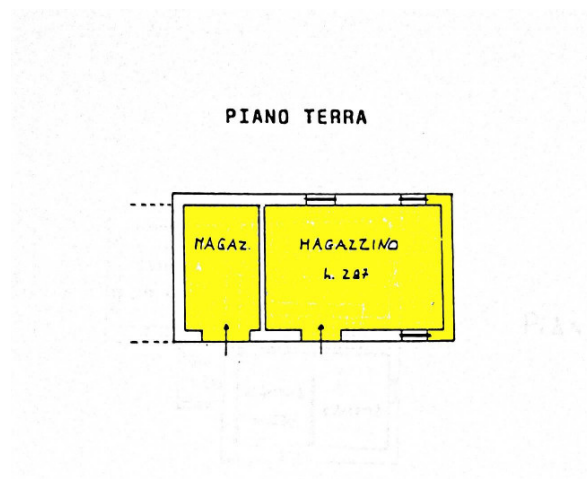
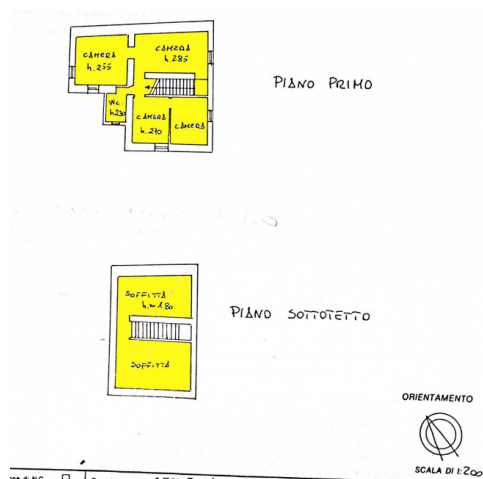
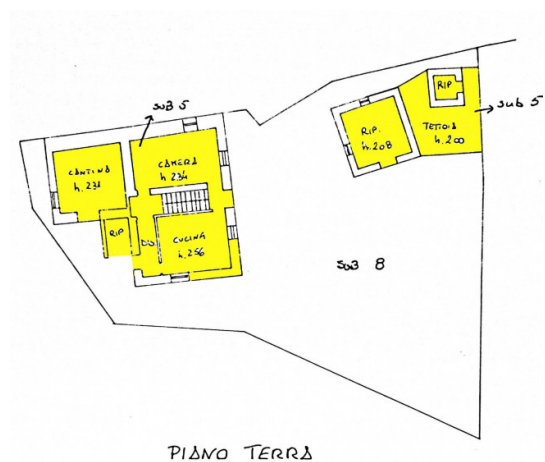
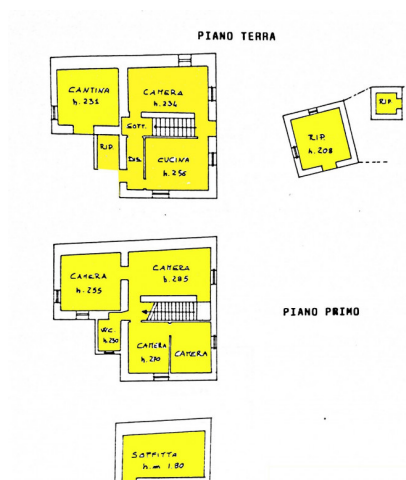
Municipal offices











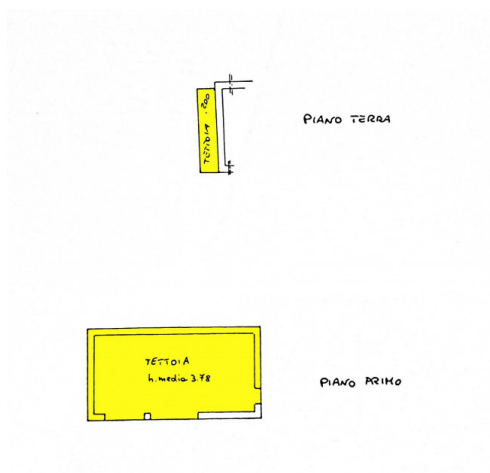
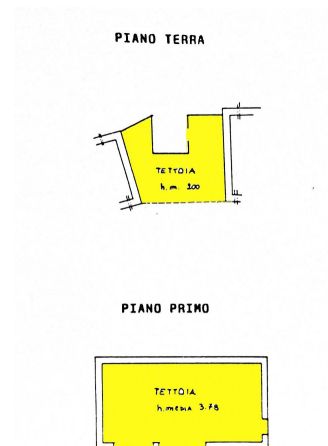
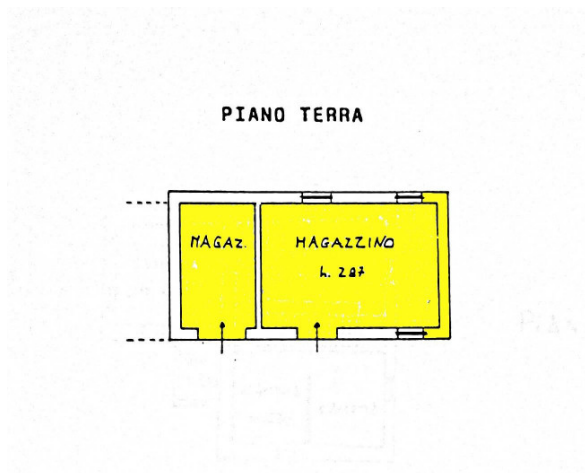
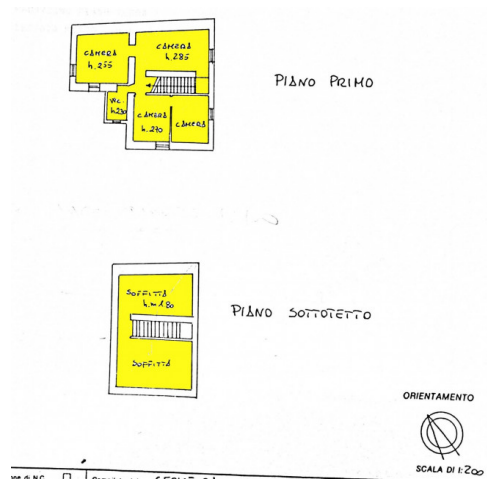
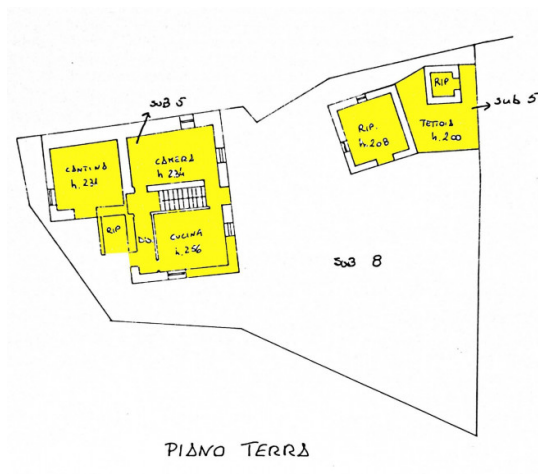
Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

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