

Villa / House for Sale to Ponti



250 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 8

In the Langhe region of Upper Monferrato, situated on high ground and conveniently close to the amenities of the village of Montechiaro, with sweeping, unobstructed views, good privacy and ample outdoor space, we are offering this beautiful, four-sided detached house.

Access is convenient, with a tarmac road leading right up to the house, providing access to a large open area suitable for parking several cars, which then continues seamlessly into the property's grounds.

The property is spread over three storeys above ground, with access from both the ground floor and the upper floor.

-- On the ground floor, there is a spacious garage/storage area currently divided into several sections by removable panelling. It comprises a huge garage, a utility area with a small sink, a storage and utility area, as well as a woodshed, a boiler room and a toilet.

-- The first floor, accessible via both an external staircase and an internal staircase from the garage, comprises an entrance hall leading to a corridor, a semi-open-plan kitchen, a spacious living room, two bedrooms -- one with a large terrace and the other with a lovely balcony -- and a bathroom

-- The second floor comprises an attic space which could be converted, if required, into two bedrooms, a kitchen, a living room, a bathroom and a pantry. From this floor, there is access to another huge terrace at the rear.

Excellent structure, well-built to anti-seismic standards, constructed in the late 1970s with double-glazed wooden windows, stoneware and ceramic flooring, an oil-fired boiler (to be replaced), and a sound roof requiring routine maintenance.

Mains water, electricity, a well and mains drainage

Surrounding the house, forming a single plot with the building, is the 3,660 m² plot of land, consisting of a lovely field that is easy to manage and put to good use. Ideal for installing a lovely swimming pool.

Property details

Reference code: 6145	For Sale/For Rent: Sale
Type (Apartment, villa, etc): Villa / House	Region: Piemonte
Province: Alessandria	Municipality: Ponti
Price: € 95.000 negotiable	Total sqm: 250 square meters
Bedrooms: 4	Bathrooms: 2
Rooms: 8	State of conservation: Good
Floor type: On two levels	Total floors: 2
Central heating: Self regulating	Building age: 1975
Current condition: Empty at time of deed	Available: Yes
Balconies: Present, 5 square meters	Terrace: Present, 30 square meters
Garden: Private, 3.660 square meters	Distance to sea: 45.000 meters
Kitchen: Habitable	Box: Double, 50 square meters

Features

Terrace: 30 m ²	TV antenna: Autonomous	Closet
Cellar: 10 m ²	Fireplace	Electrical system: Up to code
Shower	Wooden frames	Blinds
Terrain type: Hilly	Additional positions: In the countryside	Acces
View	Water: Municipal	Sewerage: Communal
Vegetable garden	Gas: Diesel fuel	Well
Roof	Light	Suitable for two families
External area	Parkingspace	Garage
Flooring	Distance to sea	Distance to ski resorts
Distance to hospital	Water bath	Terrain: 3660 m ²
ideal for horses		

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			

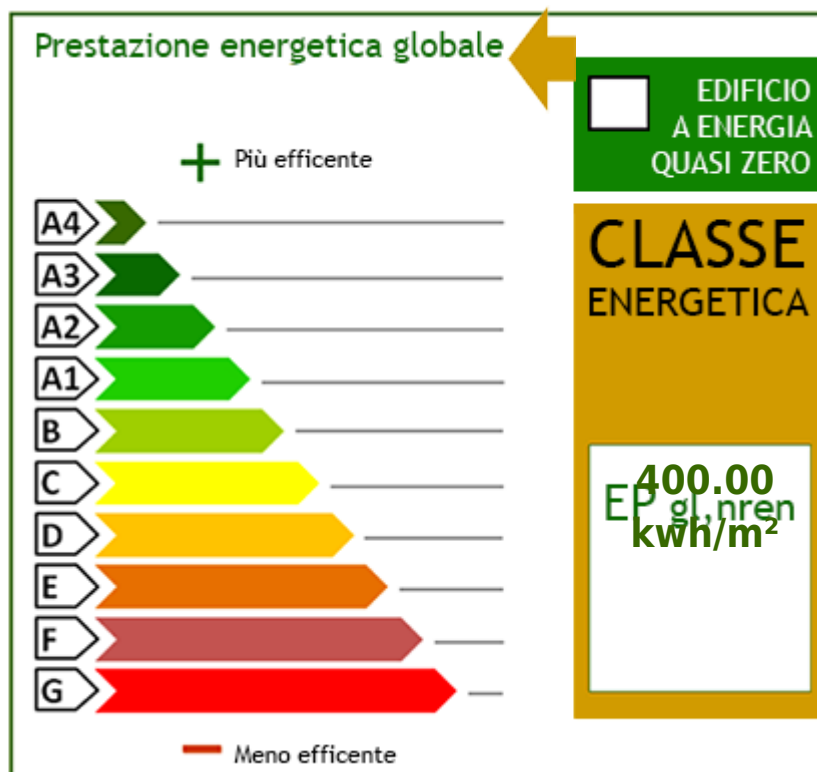
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Immobiliare IPI

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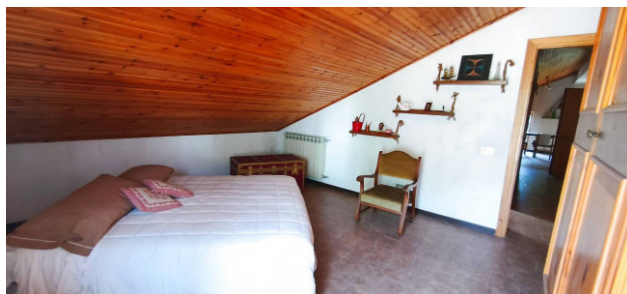
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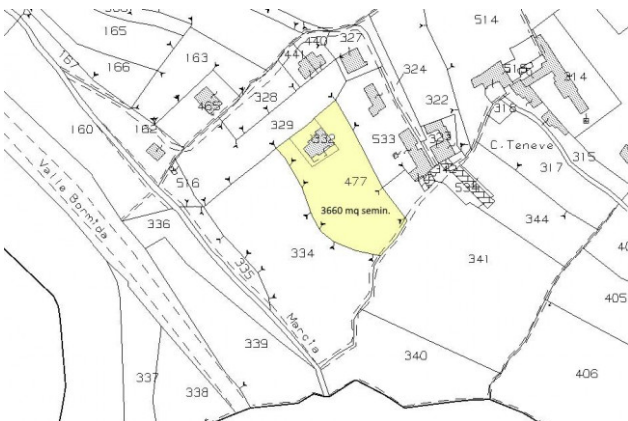






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