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

Villa / House for Sale to Saliceto



300 square meters | Bathrooms: 2 | Bedrooms: 2 | Rooms: 12

Very attractive property conveniently located halfway between the villages of Saliceto and Cengio.

Set about fifty meters back from the main road, access is provided via a private driveway with an automated gate leading into a courtyard with ample parking space for three or more vehicles.

Three buildings face onto the central courtyard:

The main residence, arranged over two levels;

A former barn with a hayloft;

An additional outbuilding featuring a wood-burning oven and shelter for small livestock on the ground floor, and an open porch on the first floor.

The property includes a lovely, flat plot of land of approximately 1000 sq.m. It is highly usable and ideal for a large vegetable garden, a children's play area, or domestic animals.

Main Residence Layout:

Ground Floor: 4 rooms accessed via a central hallway, comprising a summer kitchen, a workshop/hobby room, a fully fitted cellar, and a garage with independent exterior access.

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

First Floor: Reached via a wide granite staircase, the spacious landing leads to two large double bedrooms, a living room with a kitchenette and a generous storage closet, and a large bathroom with both a bathtub and a shower.

Condition & Features: The property features recent finishes and systems throughout, including ceramic tile flooring, central heating via aluminum radiators powered by mains natural gas, and connection to the municipal water supply (supplemented by a private well ideal for garden irrigation). The electrical system has been recently updated, windows are double-glazed aluminum, the roof was replaced around 2010, and the house is connected to the public sewer system.

Property details

Reference code: 6161	**For Sale/For Rent**: Sale
Type (Apartment, villa, etc): Villa / House	**Region**: Piemonte
Province: Cuneo	**Municipality**: Saliceto
Price: € 155.000 negotiable	**Total sqm**: 300 square meters
Bedrooms: 2	**Bathrooms**: 2
Rooms: 12	**State of conservation**: Great
Floor type: On two levels	**Total floors**: 2
Central heating: Self regulating	**Building age**: 1950
Current condition: Empty at time of deed	**Available**: Yes
Balconies: Present, 10 square meters	**Garden**: Private, 1.000 square meters
Distance to sea: 40.000 meters	**Kitchen**: Habitable
Box: Single, 15 square meters	

Features

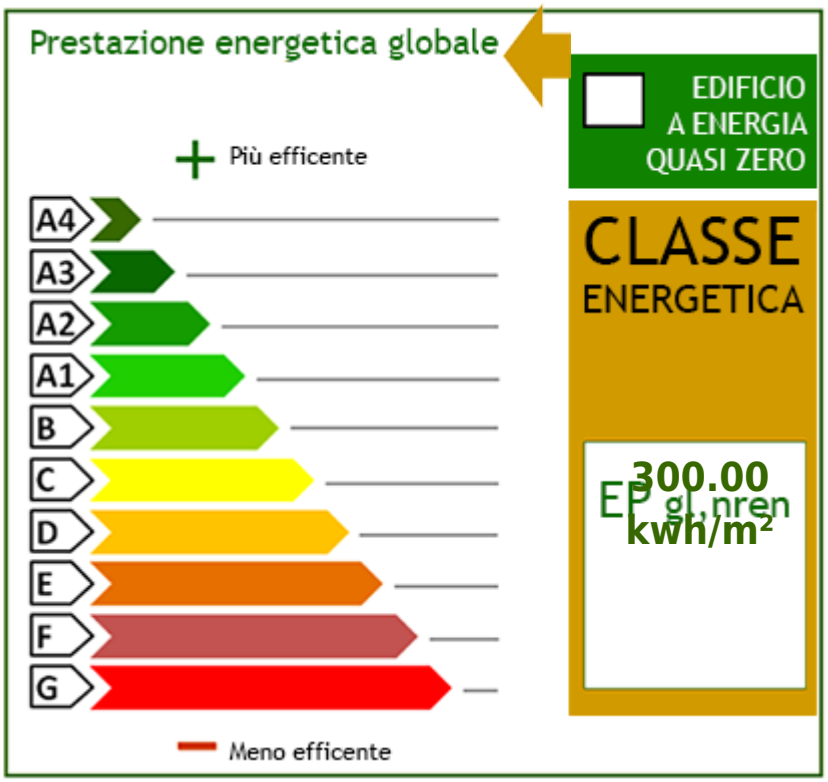
Cellar: 15 m²	Fireplace	Shower
Aluminium frames	Blinds	Terrain type: Flat
Acces	Water: Municipal	Sewerage: Communal
Vegetable garden	Gas: Natural gas	Well
Roof	Light	External area
Parkingspace	Garage	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Water bath	Terrain: 1000 m²	

Nearby

Soccerfields	Railway station	Public transport	Elementary school
Bar	Postal offices	Municipal offices	

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