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

House - Semi-detached for Sale to Mombaldone



230 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10

In the Asti region of the Langhe, in Monferrato, lies the charming village of Mombaldone ranked amongst Italy's top 100 most beautiful villages with a delightful historic centre. Set in this setting, just outside the village centre, close to amenities yet in a secluded location, we are offering a property comprising both residential and commercial buildings, along with a plot of land of approximately 1,000 square metres, exclusively owned by the seller.

The residential part consists of a semi-detached house, free on three sides and with a private courtyard, spread over two floors. On the ground floor, there is a spacious entrance hall leading to a study, a kitchen, a living room and a bathroom. Also on the ground floor is the staircase leading to the first floor, where there are three bedrooms, another bathroom, a pantry/storage room and a terrace.

From this floor, there is also access to a large, partly glazed and very attractive attic.

The overall structure is sound, with a roof in good condition and very solid walls. The interiors date from the 1990s and have been neglected for several years; consequently, they show signs of disrepair. They can certainly be updated to suit the occupants' needs and tastes, but even with just a thorough refurbishment, the house would be ready for immediate occupation.

The floors are laid with terrazzo tiles; the windows on the ground floor are double-glazed PVC, whilst those on the first floor are wooden with single glazing. Heating on the ground floor consists of a convector heater and a wood-burning stove.

Connections to the electricity supply, natural gas, the sewerage system and the water mains. Municipal

The second property included in the sale is a building situated next to the residential house, comprising a ground floor with four rooms

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for storage, warehouses and tool sheds. Access is via large roller shutters that allow vehicles such as vans to enter. One floor is tiled whilst the others have a concrete floor; the roof is in excellent condition with a lovely loft space. A very practical property in good condition, perfectly suited to any immediate use. Connected to the electricity supply and mains water.

Finally, approximately 50 metres from the buildings described, there is a lovely plot of land measuring around 1,000 square metres,

An excellent opportunity at a truly exceptional price, ideal for a large home close to amenities, especially for those who might require additional space for work or even simply for hobbies. It is also well-suited as a holiday home for sharing experiences in a very pretty village nestled amongst the natural beauty of the Langhe region in the Asti area of Monferrato. Perfect for those who do not use a car, as it is just a stone's throw from the railway station and 300 metres from the village centre.

The seaside can be reached in 45 minutes and the ski slopes in 90.

Certifications

Energy Label:

Property details

Reference code: 6164	**For Sale/For Rent**: Sale
Type (Apartment, villa, etc): House - Semi-detached	**Region**: Piemonte
Province: Asti	**Municipality**: Mombaldone
Price: € 35.000	**Total sqm**: 230 square meters
Bedrooms: 3	**Bathrooms**: 2
Rooms: 10	**State of conservation**: To clean up
Floor type: On two levels	**Central heating**: Self regulating
Current condition: Empty at time of deed	**Available**: Yes
Distance to sea: 45 meters	**Kitchen**: Habitable
Box: Triple, 112 square meters	

Features

Terrace	Closet	Cellar
Fireplace	Shower	Wooden frames
Aluminium frames	Blinds	Blinds
Terrain type: Hilly	Additional positions: In the village	Acces
View	Water: Municipal	Sewerage: Communal
Vegetable garden	Gas: Natural gas	Roof
Light	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 1000 m²		

Nearby

Gyms	Spas	Soccerfields	Sport complexes

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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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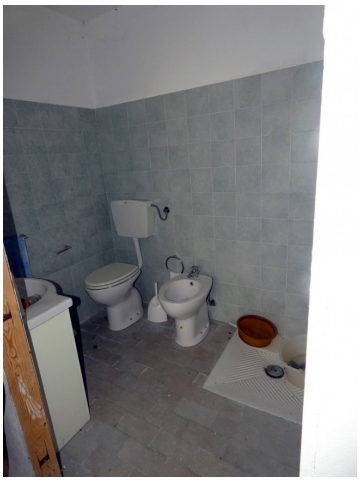













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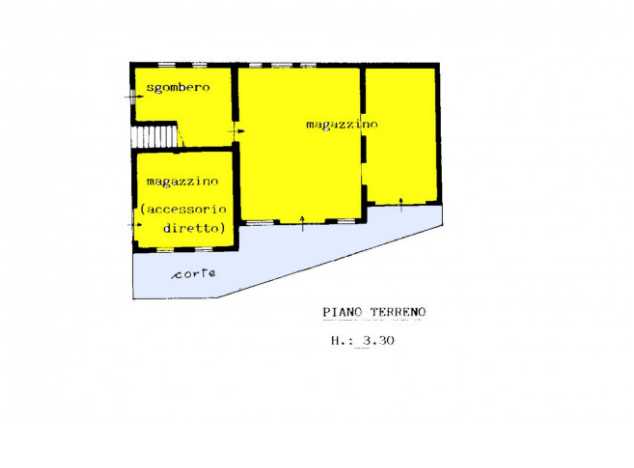

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