

## Farmhouse / Estate for Sale to Pareto



### 400 square meters | Bathrooms: 3 | Bedrooms: 7 | Rooms: 15

Piedmontese hills behind the Ligurian Sea, in the green countryside on the Ligurian coast, 30 minutes from the sea, in an absolutely naturalistic context free from any form of pollution, property consisting of a group of buildings, 4 in total, including 2 homes, one independent and one semi-detached with a fairly good apartment.

The main house is divided into two residential units on 2 floors. On the ground floor entrance hall kitchen, 3 bedrooms, bathroom. On the first floor kitchen, laundry room, bathroom and three bedrooms. Basement with large cellars The housing units are in decent general conditions but need to be improved to be permanently inhabited with current criteria.

3 other buildings are also part of the property.

The first consists of a residential house, to be renovated, semi-detached with another building, and has a kitchenette, a living room, a bedroom, a terrace and a cellar.

The second building is a former agricultural building, independent, of 90m<sup>2</sup> per floor with a former stable on the ground floor and a barn on the first floor that can potentially be transformed into residential accommodation.

The third is a storage building, a tool shed measuring approximately 20 m<sup>2</sup> on each floor and is structured on two floors.

The view is very beautiful and the location private but very close to services which can be reached on foot in five minutes. the land owned is 37,000 m<sup>2</sup>.

The main house has an independent radiator heating system with a boiler, now in need of replacement, powered by diesel. Electricity, municipal water, direct access from the asphalted municipal road. Very interesting solution both for the price level both for a first home and for a second home solution, in a very pleasant location but close to services, with the potential to carry out hospitality activities such as rental rooms or B&Bs.

Land 37,000 m<sup>2</sup>

## Certifications

Energy Label:

## Property details

<b>Reference code:</b> 1647	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Farmhouse / Estate	<b>Region:</b> Piemonte
<b>Province:</b> Alessandria	<b>Municipality:</b> Pareto
<b>Price:</b> € 70.000 negotiable	<b>Total sqm:</b> 400 square meters
<b>Bedrooms:</b> 7	<b>Bathrooms:</b> 3
<b>Rooms:</b> 15	<b>State of conservation:</b> To clean up
<b>Floor type:</b> Multi-story	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Parking space:</b> Open
<b>Current condition:</b> Empty at time of deed	<b>Available:</b> Yes
<b>Balconies:</b> Present, 4 square meters	<b>Terrace:</b> Present, 8 square meters
<b>Garden:</b> Private, 37.000 square meters	<b>Distance to sea:</b> 27.000 meters
<b>Kitchen:</b> Habitable	<b>Box:</b> Single

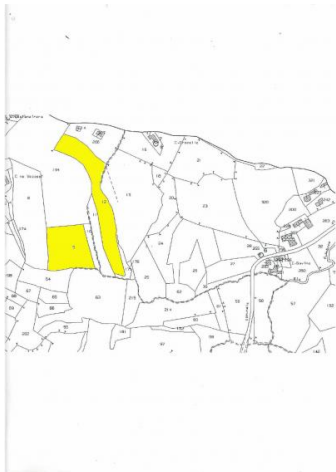
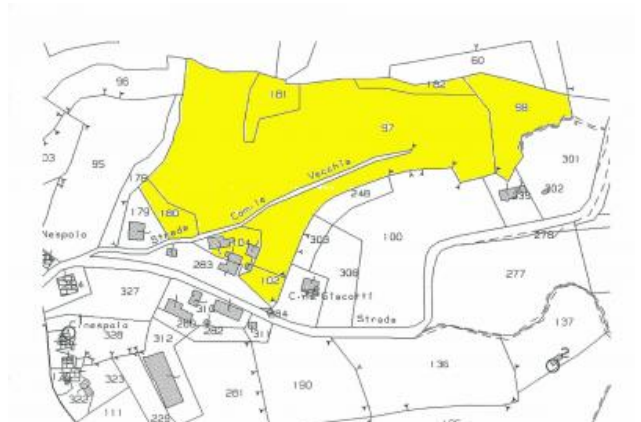
## Features

Terrace: 8 m <sup>2</sup>	Closet	Cellar
Fireplace	Wooden frames	Blinds
Terrain type: Flat	Additional positions: In the countryside	Acces
View	Water: Municipal	Sewerage: Imhoff septic
Gas: Not specified	Well	Light
Suitable for two families	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Terrain: 37000 m <sup>2</sup>

## 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

**Immobiliare IPI**

Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

info@immobiliareipi.it - <https://www.immobiliareipi.it>

V.A.T. 01083550093









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