Immobiliare Cingolani Daniela s.n.c.
Via Santa Caterina 32 - 17019 Varazze
Phone number 0194509025

# Two-three family house
## € 165.000 negotiable
## Ref. VAD377



### 200 sq.m | : 4 | : 4 | : 6

"Baita" (VAD377) is the semi-detached villa for sale in Tiglieto that we are visiting today.
Let's go straight away and see what it's all about.

The location is the most pleasant and peaceful you could wish for just above Genoa: Tiglieto is a small country town, surrounded by greenery, near the Beigua Park, a UNESCO heritage site in our Apennines.
We are located in the hamlet of Acquabuona, about 1 km from Martina/Urbe, another well-served town, slightly larger.
Time passes slowly here between the rustling of the trees and the many outdoor activities that can be done. A paradise for those who love walking, cycling and spending their days at the rhythm of nature.

Now let's get to the item for sale.
The villa, built in 1973, is located in a dominant and easily accessible area, given the presence of the municipal road.
The area is residential and nearby we find other villas used both as a first home and as a holiday home.
The wood and stone construction recalls the real mountain, both internally and externally.
The roof, made of concrete tiles, is easily accessible thanks to a window designed specifically for this purpose.

The villa, one of a kind, is composed of two twin real estate units, developed vertically.
On the ground floor there are two large garages.

On the first floor we can explore the two twin housing units.
The first room to welcome us is the living room, a large room, where the large stone fireplace immediately lets you hear the crackling of the fire in the winter, the room is completed by an open kitchenette and the bathroom.
The living area is extended outside by the large terrace, unique to both apartments.
We now go up the internal wooden staircase to the second and last floor, to explore the two bedrooms: a double and a twin, with windows that open onto the green countryside. A second bathroom makes this space comfortable and independent.

The heating is autonomous, with radiators and city gas.
The windows and shutters are made of wood.

The surrounding land, owned, is 1500 m2 and there is the opportunity to build a swimming pool.

For more information and to visit this semi-detached villa for sale in Tiglieto contact Immobiliare Cingolani Daniela (Tel. 0194509025 - Cell. 3470012531), we are open from Monday to Sunday morning (rest day Wednesday).

## Certification

: G

## Property Informations

| | |
|---|---|
| **---> Indirizzo <---**: Via Bolla, 28 | **---> CAP <---**: 16010 |
| **---> camere <---**: 4 | **---> bagni <---**: 4 |
| **---> Locali <---**: 6 | **---> stato_conservazione <---**: Good |

















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