

## Two-three family house

**€ 180.000 negotiable**

**Ref. VAD377**



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

The semi-detached villa for sale in Tiglieto that we visit in these lines is "Baita" (VAD377).  
Let's go straight to see what it's about.

The location is as pleasant and peaceful as you could wish for just above Genoa: Tiglieto is a small country town, surrounded by greenery, near the Beigua Park, a UNESCO heritage site of our Apennines.

We are located in the Acquabuona hamlet, about 1 km from Martina/Urbe, another slightly larger served town.

Time passes slowly here between the rustling of the trees and the numerous outdoor activities that can be done. A paradise for those who love walking, cycling and spending their days at the rhythm of nature.

Let's now come to the item for sale.

The house, 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 up of concrete tiles, is easy to access thanks to a window designed specifically for this purpose.

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

On the first floor we can instead explore the two twin residential 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 for the winter, an open kitchenette and the bathroom complete the environment.

The living area is extended outwards by the terrace, which is large and unique for the two apartments.

We now go up the internal wooden staircase to the second and last floor, to explore the two bedrooms: one twin and one double, with windows that open onto the green countryside. A second bathroom makes this space comfortable and independent.

The heating is autonomous, with a radiator and city gas system.  
Frames 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 (closed on Wednesday).

## Certification

: G

## Property Informations

---> **Indirizzo** <---: Via Bolla, 28

---> **CAP** <---: 16010

---> **camere** <---: 4

---> **bagni** <---: 4

---> **Locali** <---: 6

---> **stato\_conservazione** <---: Good

















