

Rustic for sale in Pieve di Teco

Trovasta

€ 84.000

Ref. 1080



185 sq.m. | : 2 | : 4 | : 8

Semi-detached house to renovate with garden and garage in Nirasca (Pieve di Teco) Nestled in the tranquil greenery of the Arroscia Valley, in the characteristic hamlet of Nirasca, we offer for sale a large rustic house requiring renovation, ideal for those seeking an independent, versatile property with plenty of potential. The property is currently divided into two separate residential units, both with independent entrances, a feature that offers unique purchasing flexibility: First residential unit (on the first floor): Comprising an entrance hall, eat-in kitchen, bright living room, a double bedroom, a single bedroom, and a bathroom. The living area (living room and kitchen) opens directly onto a comfortable terrace, ideal for relaxing outdoors. Second residential unit: Requiring complete renovation, it features a mirror image of the first unit in terms of size and layout, allowing for complete customization according to your tastes and needs. Outdoor Spaces and Appurtenances: Private garage located on the ground floor, very convenient for parking or as a storage area/cellar. Private garden/vegetable garden adjacent to the house, perfect for nature lovers, gardening enthusiasts, or for creating a barbecue area. Convenience and Strengths: Access to the property is very convenient and allows parking directly inside the housing unit. Thanks to the presence of double independent entrances and double volume, this solution is perfectly suited to different needs: For two families or relatives looking for two adjacent yet completely independent homes. As an investment, one portion can be lived in while the other can be rented out. For those seeking a single, large, detached villa, combining the two buildings into one exclusive, spacious living solution. The Context: Nirasca and Pieve di Teco Nirasca is

a sunny and quiet hamlet in the municipality of Pieve di Teco, located at approximately 476 metres above sea level in a panoramic position among woods, olive groves and renowned vineyards (famous for the production of excellent local wines such as Ormeasco and Pigato). The property is just minutes from the historic center of Pieve di Teco, one of Liguria's most charming and historic medieval villages, famous for its characteristic porticoes, the Teatro Salvini (one of the smallest in Italy), and all essential services (shops, schools, restaurants, and pharmacy). Distances and Main Connections: Albenga Sea (SV): approximately 28 km (about 30 minutes by car). Imperia and its beaches: approximately 30-35 km. Villanova d'Albenga Airport (Riviera Airport): approximately 25-27 km (about 25-30 minutes by car). Genoa-Sestri (Cristoforo Colombo) Airport: approximately 105 km (easily accessible by motorway). Nice Airport (Côte d'Azur): approximately 120 km (excellently connected via the Autostrada dei Fiori). Liguria Real Estate Agency Via Genova n. 80 - Albenga (SV) Corso Mario Ponzoni n. 75 - Pieve di Teco (IM) tel. +39 0182554730 cell. +39 3486618055 WhatsApp for English or German: +39 3272523451

Certification

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Features

Codice: 1080	Motivazione: Sale
Categoria: Rustic	Indirizzo: Nirasca
Comune: Pieve di Teco	Zona: Trovasta
Totale_mq: 185 sq.m.	camere: 4
bagni: 2	Locali: 8





