Sale House - Rustic

REF. VC538

Monferrat Casalese / Valle Cerrina and surroundingds

VC538 - MONFERRATO - VARENGO,VIA SAN ROCCO 76-78

VIA SAN ROCCO 76-78 - Gabiano

This semi-detached property offers two distinct yet complementary souls. On one side, you'll find a habitable portion, welcoming and functional, ready to move in immediately. The entrance leads to a cozy living area, with a dedicated living room and a separate dining area, flanked by a practical kitchenette and a convenient storage room. Going up to the first floor, you'll find the sleeping area, with two well-arranged bedrooms, a bathroom, and a hallway that makes the spaces tidy and easily accessible. Completing this part of the house is a basement with a cellar, ideal for utility space or storage.

Outside, the private courtyard offers a private outdoor living space, enhanced by a porch perfect for relaxing or entertaining, as well as an additional storage room.

The other portion of the property, however, is in need of renovation and represents a real opportunity: composed of six rooms, it offers ample scope for redesign and customization to suit individual needs, either as an extension of the main residence or as a second independent unit.

The garage completes the property, adding practicality to a context that combines immediate habitability with development potential.

Price: **€ 60.000,00**








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Sqm	**300 mq**	Rooms	**10+**	Bedrooms	**4**
Living rooms	**2**	Kitchen	**2**	Bathrooms	**3**
Terrace	**1**	Garden	**Yes**	Box	**1**
Cellars	**2**	Heating	**Indipendent**	Flat	**No**
Elevator	**No**	With furnitures	**No**	Energy efficiency class	**G**
Access for disabled and elder people	**No**				

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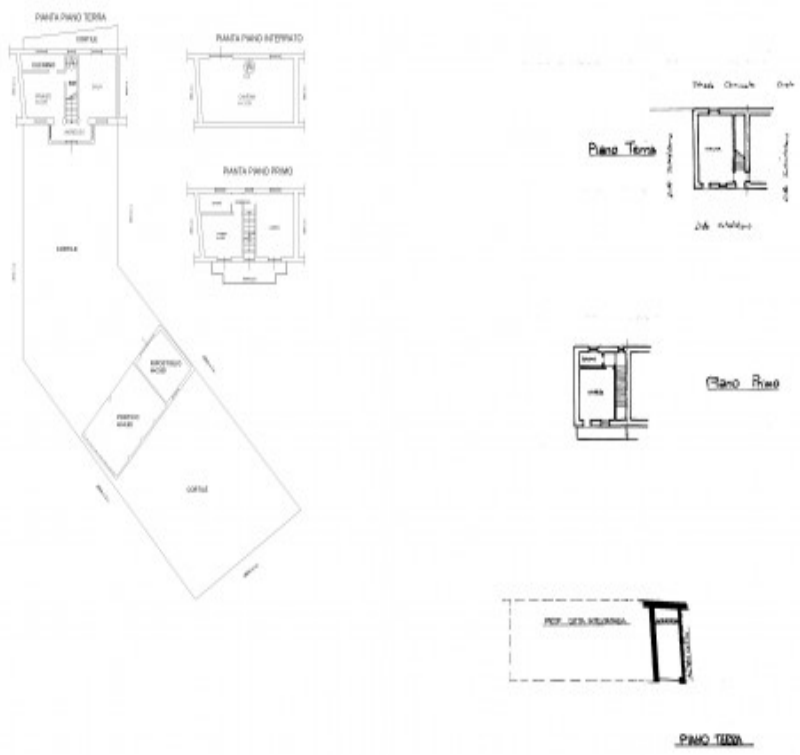
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