



**Rif: PRN003**

## **Cottage for Sale on the Edge of the Woods**

**Euro 39000**



**Prunetto, cn**

Are you looking for a cool retreat surrounded by nature for your holidays? Just 2.5 km from the charming village of Prunetto, we offer this delightful detached cottage at an excellent price, perfect for anyone wishing to escape the hustle and bustle of city life.

Built in the second half of the 1980s on a plot shared with one similar cottage, the property enjoys a beautiful natural setting: a level meadow rich in biodiversity at the front and a shady woodland at the rear. The house is easily reached via a short unpaved road (approximately 90 metres with a gentle slope) branching off from the paved municipal road.

### **Interior and Exterior**

#### **Ground Floor**

- Cozy living room with kitchenette
- One bedroom
- Bathroom
- Pleasant covered porch, ideal for outdoor lunches and dinners

#### **Basement**

- Cool cellar with window, ideal for storage or as a pantry

#### **Outside**

- Private level garden of approximately 500 sqm, perfect for relaxing, children, or pets

The property is connected to the public water supply but is not connected to the electricity grid. This makes it an excellent opportunity to install a modern solar power system with battery storage, creating a completely self-sufficient, environmentally friendly holiday home, or alternatively to use a practical generator.

An ideal choice for anyone looking for an affordable second home, cool and airy during the summer months, while remaining close to the historic village of Prunetto, dominated by its impressive medieval castle.

#### DETTAGLI IMMOBILE:

|                                          |                                         |
|------------------------------------------|-----------------------------------------|
| <b>Vicino A:</b>                         | Centro                                  |
| <b>Stato Immobile:</b>                   | Abitabile                               |
| <b>Camere:</b>                           | 1                                       |
| <b>Bagni:</b>                            | 1                                       |
| <b>Altitudine:</b>                       | 780 mt s.l.m.                           |
| <b>Posizione:</b>                        | Vicino a centro abitato                 |
| <b>Indipendenza Sui Lati:</b>            | Su 4 lati                               |
| <b>Indipendenza Verticale:</b>           | Da terra al tetto                       |
| <b>Orientamento Facciata Principale:</b> | Sud-ovest                               |
| <b>Grado Di Luminosità:</b>              | Molto luminoso                          |
| <b>Grado Di Silenziosità:</b>            | Molto silenzioso                        |
| <b>Utenze:</b>                           | Acqua                                   |
| <b>Superficie Totale Mq:</b>             | 95                                      |
| <b>Superficie Abitabile Mq:</b>          | 60                                      |
| <b>Classe Energetica:</b>                | G                                       |
| <b>Tipo Di Riscaldamento:</b>            | Senza riscaldamento                     |
| <b>Accessibilità:</b>                    | strada bianca                           |
| <b>Altre Caratteristiche:</b>            | Portico, Posto auto, Cantina, Cortile   |
| <b>Opportunità Turistiche In Zona:</b>   | Trekking, Mountain-bike, Enogastronomia |
| <b>Terreno Mq:</b>                       | 500                                     |
| <b>Morfologia Terreno:</b>               | Pianeggiante                            |
| <b>Tipo Di Terreno:</b>                  | Prato                                   |
| <b>Orientamento Terreno:</b>             | Sud                                     |
| <b>Primo Centro Abitato:</b>             | 2.5 Km                                  |
| <b>Mare:</b>                             | 57 Km Savona                            |
| <b>Stazione Treni:</b>                   | 20 Km                                   |
| <b>Locali:</b>                           | 3                                       |
| <b>Numero Di Piani:</b>                  | 2                                       |

