



# Rustic/Farmhouse/Court for sale in Montecreto

## € 215.000

### Ref. CBI132-1802-86



**200 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4**

Montecreto - Cimone

Montecreto is a delightful mountain village just 10 km from the Mount Cimone ski area and in the heart of Frignano full of hiking routes for all tastes.

Rustic stone house, completely renovated and arranged on two levels.

Ground floor with garage, rumpus room and service bathroom; first floor with living room, kitchenette, two double bedrooms and second bathroom with window and shower.

Wooden window frames with double glazing, independent natural gas heating, connection to the aqueduct. A cistern for collecting rainwater guarantees a continuous supply for the irrigation of the 4500 m2 well-kept garden with fruit trees that frame the entire property, perfect as a second home to escape the summer heat and enjoy the rhythms quieter than a village in the mountains.

## Certification

**Energy Class: G**

**EPglnr: 232.00 kwh/□**



## Features

Property ID: CBI132-1802-86	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: Via provinciale
Municipality: Montecreto	Total sqm: 200 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 4	Internal condition: Restored
Independent heating: Heating	Date of construction: 2000
Current Status: Available after the deed of sale	Garden: Private, 4.500 sq.m.
Kitchen: Exposed Kitchen	Garage: for one car







