Canavese Case
Via Torino 16/E - 10082 Cuorgnè (TO)
+390124666938

Half-duplex for sale in Sparone

€ 59.000

Ref. AL_71.1



135 sq.m. | Bathrooms: 3 | Bedrooms: 2 | Rooms: 5

In the heart of Sparone, directly across from the historic Parish Church of San Giacomo and just steps from the Town Hall and the renowned restaurant "La Rocca," lies a historically charming property. This building is perfect for those looking to invest in an area that preserves its medieval character, with arcades, frescoes, and picturesque views. Located in the historic center, it offers a privileged position ideal for anyone seeking a unique residence or interested in developing a small hospitality venture or tourist rental space.

The property spans three levels, providing various usage options. On the ground floor, a commercial space, along with a storage area and bathroom, is ideal for multiple activities, thanks to its visibility in the heart of the village. The two upper floors each house an independent one-bedroom apartment, complete with a bathroom and balcony overlooking the church and historic center, offering an authentic and enchanting atmosphere. The interiors have been recently renovated, and the roof has been redone, making this a move-in-ready solution.

What use can you imagine for this property? It could be the perfect choice if you dream of opening a small B&B, with the functional layout of the apartments ready to welcome guests in a charming and cozy setting. Or, perhaps you envision a second home for yourself and a family friend, where each can have their own independent space while sharing the timeless appeal of this village. The interior layout also makes it easy to use as a primary residence, with the option to rent out one of the apartments.

To immediately experience the unique atmosphere of this property, the listing includes a complete photographic portfolio, an interior

video, and aerial footage that captures the central location and beauty of Sparone, offering a taste of the authenticity and history surrounding this exceptional property.

Certification

Energy Class: UE - under evaluation

Features

Code: AL_71.1	Reason: Sale
Categoria: Half-duplex	Address: Piazza Municipale, 1
Zip Code: 10080	Municipality: Sparone
Total Square Meters: 135 sq.m.	Bedrooms: 2
Bathrooms: 3	Rooms: 5
State of Preservation: Good	Level: Buildings
Total Floor: 3	Heating: Individual heating
Build date: 1900	Balconies: Present
Sewerage	Reachable by car : Yes
Hot water supply : Methane	Cooking gas supply : Methane
Security door : Yes	Independent on sides
Renovation	Condition of the roof
Electricity : Connectable	altitude
Water : Connectable	

Nearby

Playgrounds	Cafe
Municipal Offices	

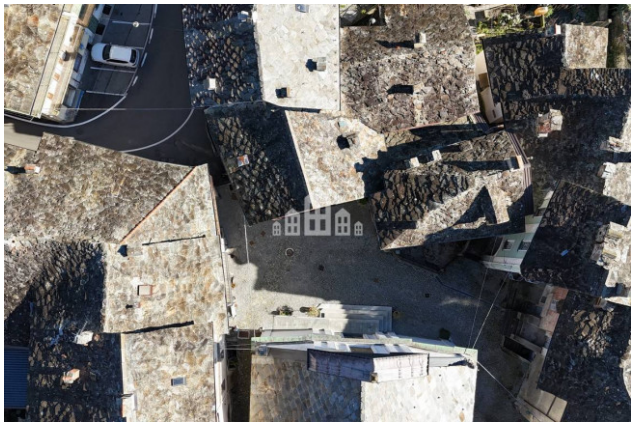
Rooms

Other : 22 sq.m.





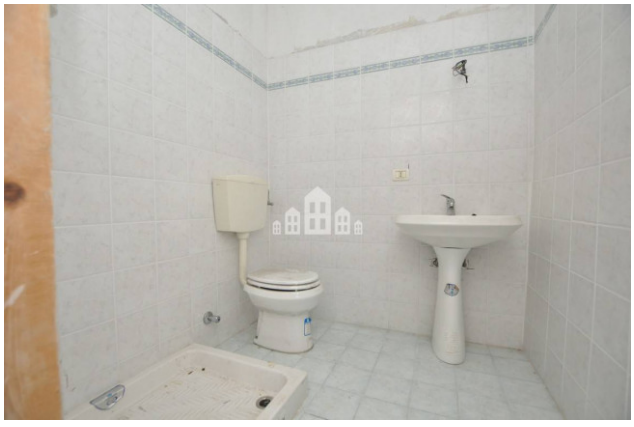












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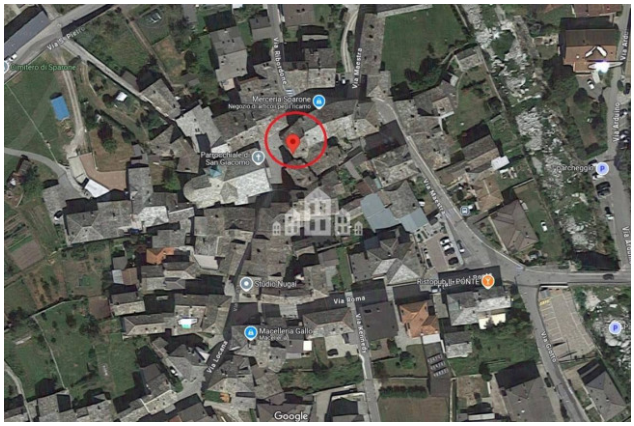


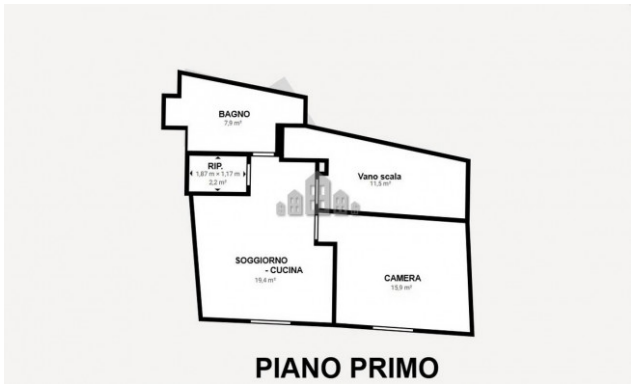


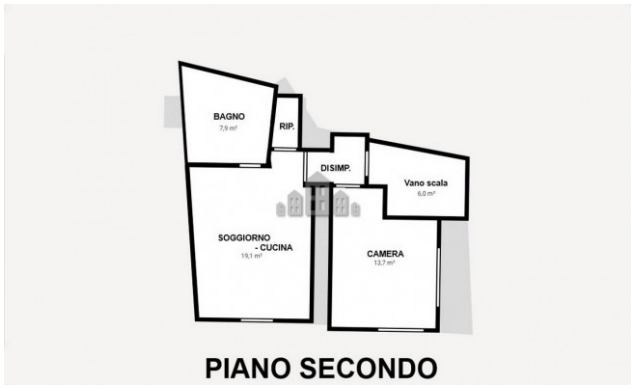
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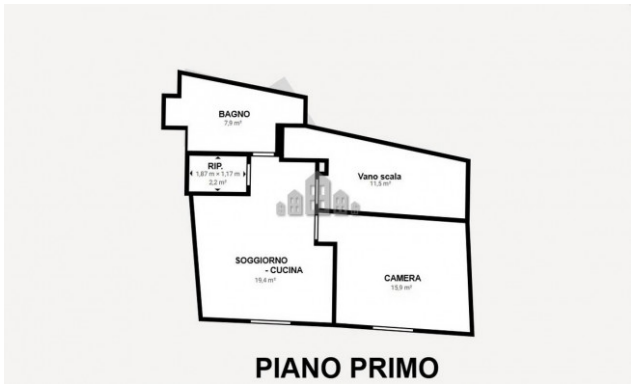


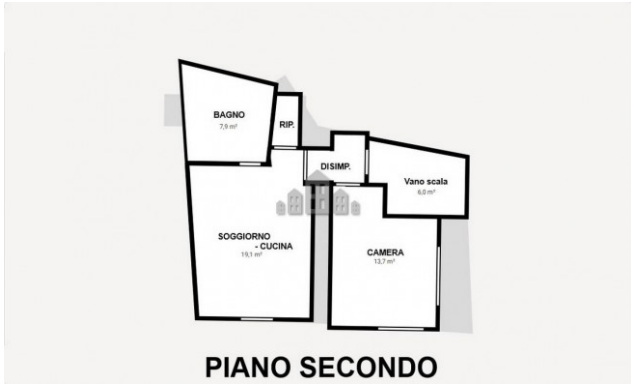












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