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

# Shed for sale in Feletto

# € 389.000

## Ref. DE_58.4a

### 402 sq.m.

A complete and versatile solution, combining a detached villa and a warehouse, ideal for those seeking ample space for their business without sacrificing living comfort. The excellent exposure ensures bright rooms throughout the day, while the property's independence ensures privacy and management freedom, making it perfect for both family and professional needs.

In the heart of Feletto, just 500 metres from the Town Hall and 400 metres from the Lidl supermarket, this property represents the ideal solution for families looking for a welcoming and functional home.

The main residence extends entirely over the first floor, accessible via a convenient stairlift, making it suitable for all mobility needs. The living area is spacious and bright, with a living room that opens onto a large terrace, perfect for enjoying relaxing al fresco. The fireplace, a distinctive feature of the space, adds warmth and character to the home. The sleeping area consists of three bedrooms and a bathroom with a bathtub.

On the ground floor, the spaces are enhanced by a welcoming rumpus room, ideal for evenings with friends and family, flanked by a second kitchen, a bathroom with shower, and a convenient double garage. The basement features a practical cellar, perfect for storing wine or other items.

The property is equipped with a volumetric alarm system to ensure security and peace of mind, and all windows and doors are fitted with mosquito nets. The large and well-maintained private garden extends for approximately 400 square meters and is the perfect space for relaxation, children's play, or outdoor family time.

In addition to the villa, the adjacent warehouse is also for sale, ideal for those looking for a storage space or for those needing additional space to store vehicles or tools.

Finally, the house is ready for connection to the methane network, which reaches directly onto the street.

For an even more complete view of the property, in addition to photographs, we provide a detailed video of both the interior and aerial drone shots, allowing you to better appreciate every corner of the house and its surroundings.

A complete and versatile opportunity: home, green space, and investment all in one. Contact us for more information or to schedule a viewing!

## Features

| | |
|---|---|
| Code: DE_58.4a | Reason: Sale |
| Categoria: Shed | Address: Via Fontana, 55 |
| Zip Code: 10080 | Municipality: Feletto |
| Total Square Meters: 402 sq.m. | State of Preservation: Excellent |
| Water for industrial use | Outdoor Area |
| Enclosure | Electricity : Connected |
| altitude | Aqueduct : Connected |

## Nearby

| | |
|---|---|
| Gyms | Spa |
| Football Fields | Fitness Centers |
| Tennis Courts | Bike Lanes |
| Playgrounds | Railway Station |
| Public Transport | Nursery school |
| Elementary Schools | Secondary school |
| High Schools | Cafe |
| Post Offices | Shopping Centers |
| Municipal Offices | |

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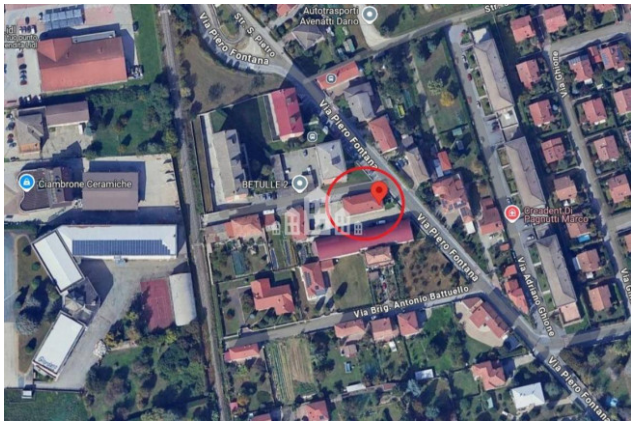

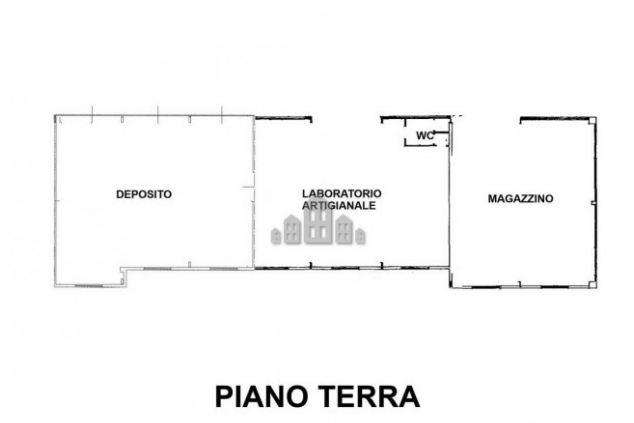


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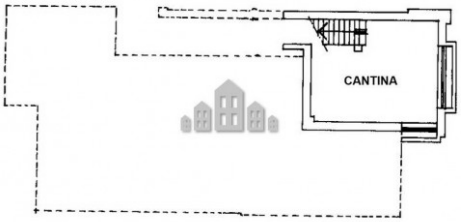


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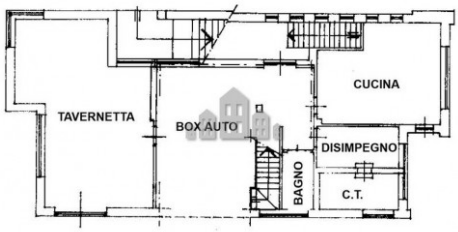


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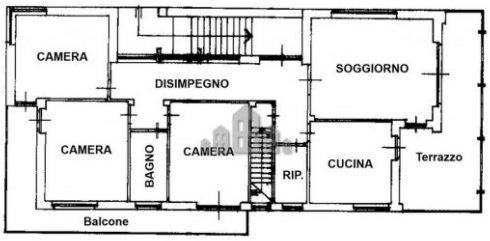
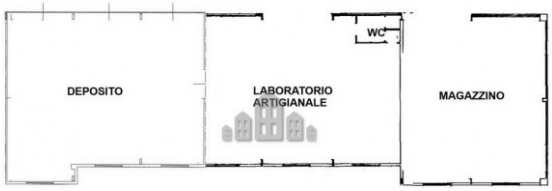



**PIANO PRIMO**

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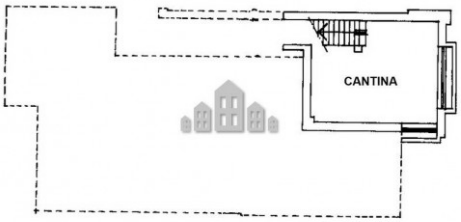


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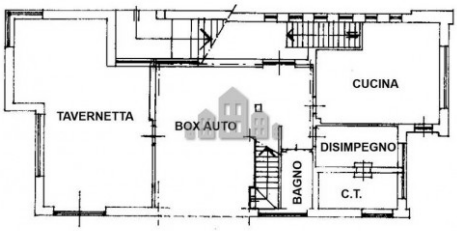


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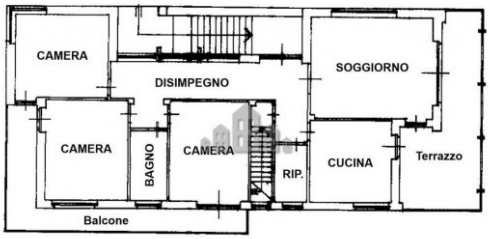


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