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

Half-duplex for sale in Ivrea

€ 229.000

Ref. PA_24.1



300 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 11

This spacious semi-detached house is conveniently located halfway between Ivrea and Montalto Dora, boasting a convenient location with easy access to amenities. Its generous spaces and fascinating history immediately captivate the eye, combining practicality and character in a single property.

The building, in fact, was used as a customs house before 1930, while its foundations date back to 1797: a detail that adds unique value to the home. Today, the house is immediately habitable and is perfectly suited to becoming a two- or three-family home, ideal for multiple families wishing to live close together yet with the necessary independence.

The entrance is preceded by a large porch, perfect for creating a welcoming outdoor area that can be enjoyed year-round. Completing the outdoor spaces is a private, fenced courtyard of approximately 50 square meters, convenient for internal parking or as an area you can customize to your liking.

Another valuable feature is the triple exposure, which ensures naturally bright and well-ventilated rooms, making the home pleasant to live in at any time of day.

To give you a clearer view of the rooms and the property's charm, a virtual tour is also available, allowing you to explore the house in every detail.

Are you looking for a spacious, historic, and move-in ready property, just steps from the main amenities?
Write or call us to discover all the potential of this property in person!

Certification

Energy Class: F	**EPgInr**: 199.77 kwh/□

Features

Code: PA_24.1	Reason: Sale
Categoria: Half-duplex	Address: Via Aosta, 42
Zip Code: 10016	Municipality: Ivrea
Total Square Meters: 300 sq.m.	Bedrooms: 5
Bathrooms: 4	Rooms: 11
State of Preservation: Discreet	Level: Buildings
Total Floor: 3	Heating: Individual heating
Parking: Carport	Build date: 1940
Fireplace : Wood stove	Private outdoor area : Courtyard
Sewerage	Reachable by car : Yes
Hot water supply : Methane	Cooking gas supply : Methane
Independent on sides	Renovation
Condition of the roof	Electricity : Connected
altitude	Water : Connected

Nearby

Gyms	Football Fields
Fitness Centers	Tennis Courts
Playgrounds	Public Transport
Nursery school	Elementary Schools
Secondary school	Cafe
Post Offices	Shopping Centers
Municipal Offices	

















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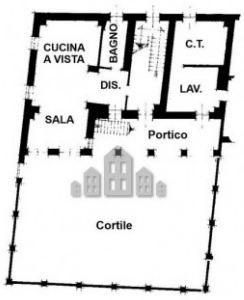








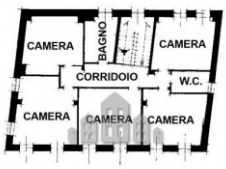
PIANO INTERRATO



PIANO TERRENO



PIANO PRIMO

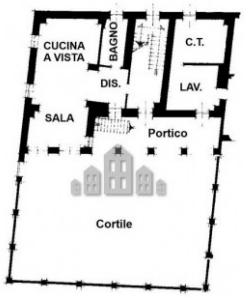


PIANO SECONDO



PIANO INTERRATO

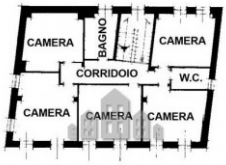
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