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

End-terraced villa for sale in San Giusto Canavese

€ 259.000

Ref. PA_11.2

150 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6

Sunny, convenient to the highway, and featuring a private courtyard, this townhouse is the ideal solution for those seeking independence, comfort, and outdoor spaces to enjoy every day. Located in San Giusto, in a quiet, residential area, this property offers functional spaces, privacy, and quick access to major routes, without sacrificing quality of life.

Do you need space, independence, and a home ready to move into without having to undertake major renovations?

The home, built in the early 2000s and completed in 2007, is in excellent condition, with well-distributed spaces and modern construction features that ensure comfort and functionality. It extends over three levels and features a private courtyard/garden of approximately 170 square meters, fully fenced, ideal for those with children, pets, or simply looking for an outdoor space to enjoy in complete privacy.

Making this solution even more appealing are the additional rooms that enhance the home's livability. In the basement, there's a large rumpus room with a fireplace, a welcoming and versatile space: perfect in winter for creating a warm, convivial atmosphere with the fire, but equally pleasant in summer for its natural coolness, ideal for dinners, parties, and social gatherings. Also on the same level are the garage and cellar, essential spaces for covered parking and optimal organization of belongings and equipment.

For those needing additional space, the attic floor represents an interesting opportunity: it is already equipped with heating and a bathroom, making it easy to convert into a future home, even though it is not currently habitable.

Completing the property are two large covered terraces, ideal for al fresco dining, relaxing, or creating a sheltered outdoor living area that can be used year-round.

To better understand the layout of the rooms and the context in which it is located, we created a virtual tour and aerial shots with our drone.

Contact us for more information or to schedule a viewing: this could be the home you've been waiting for.

Certification

Energy Class: D	**EPglnr**: 105.61 kwh/□

Features

Code: PA_11.2	Reason: Sale
Categoria: End-terraced villa	Address: VIA XXV LUGLIO, 119
Zip Code: 10090	Municipality: San Giusto Canavese
Total Square Meters: 150 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 6
State of Preservation: Excellent	Level: Buildings
Total Floor: 3	Heating: Individual heating
Build date: 2003	Balconies: Present, 18 sq.m.
Garden: Private, 170 sq.m.	Garage: Double, 26 sq.m.
Fireplace : Yes	Private outdoor area : Courtyard
Sewerage	Reachable by car : Yes
Hot water supply : Methane	Cooking gas supply : Methane
Security door : Yes	Independent on sides
Condition of the roof	Electricity : Connected
altitude	Water : Connected

Nearby

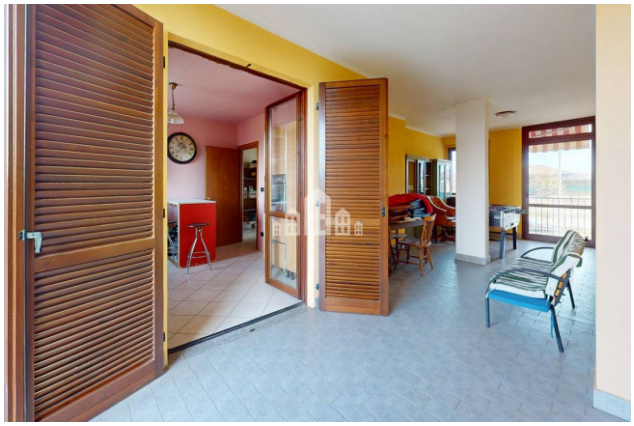
Gyms	Football Fields
Fitness Centers	Tennis Courts
Playgrounds	Public Transport
Nursery school	Elementary Schools
Cafe	Post Offices
Shopping Centers	Municipal Offices

Rooms

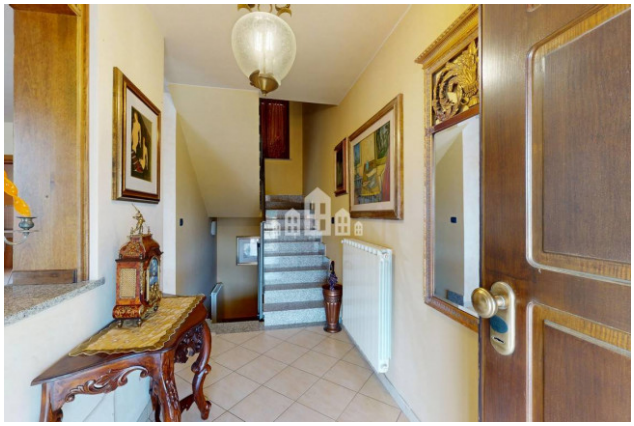
Terrace : 14 sq.m.

Balcony : 10 sq.m.

Canavese Case
Via Torino 16/E - Cuorgnè (TO) - +390124666938
info@canavesecase.it - https://www.canavesecase.it/en
VAT 10936740017

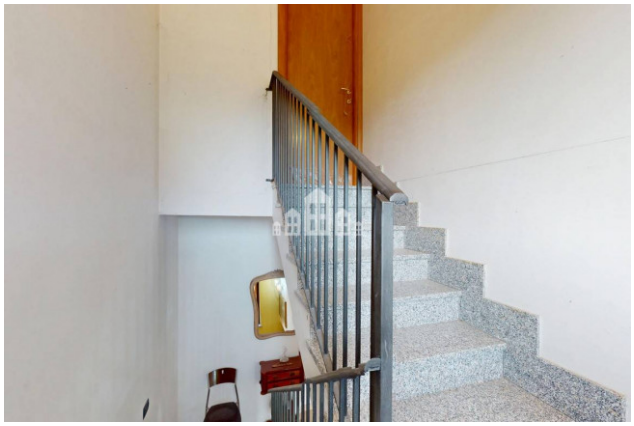


Canavese Case
Via Torino 16/E - Cuorgnè (TO) - +390124666938
info@canavesecase.it - https://www.canavesecase.it/en
VAT 10936740017

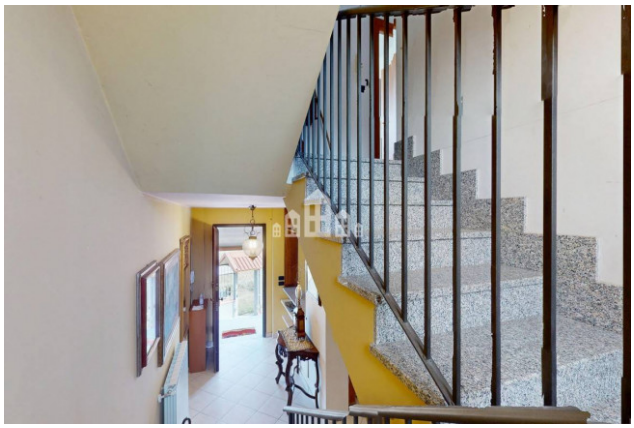


Canavese Case
Via Torino 16/E - Cuorgnè (TO) - +390124666938
info@canavesecase.it - https://www.canavesecase.it/en
VAT 10936740017

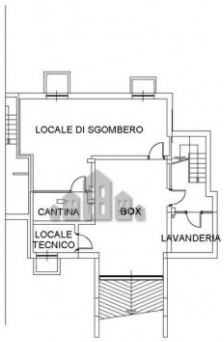
Canavese Case
Via Torino 16/E - Cuorgnè (TO) - +390124666938
info@canavesecase.it - https://www.canavesecase.it/en
VAT 10936740017



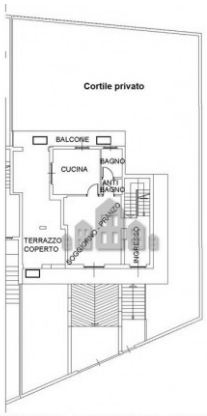
Canavese Case
Via Torino 16/E - Cuorgnè (TO) - +390124666938
info@canavesecase.it - https://www.canavesecase.it/en
VAT 10936740017



Canavese Case
Via Torino 16/E - Cuorgnè (TO) - +390124666938
info@canavesecase.it - https://www.canavesecase.it/en
VAT 10936740017



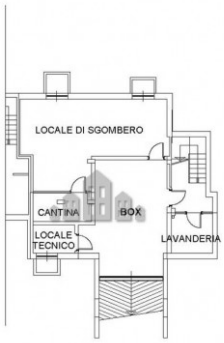
PIANO SEMINTERRATO



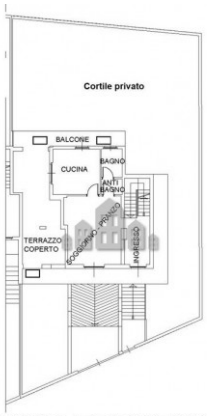
PIANO TERRENO

PIANO PRIMO

PIANO SECONDO



PIANO SEMINTERRATO



PIANO TERRENO

Canavese Case
Via Torino 16/E - Cuorgnè (TO) - +390124666938
info@canavesecase.it - https://www.canavesecase.it/en
VAT 10936740017

PIANO PRIMO

PIANO SECONDO

Canavese Case
Via Torino 16/E - Cuorgnè (TO) - +390124666938
info@canavesecase.it - https://www.canavesecase.it/en
VAT 10936740017