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

Half-duplex for sale in Pont-Canavese

€ 25.000

Ref. AN_34.6



170 sq.m. | Bathrooms: 1 | Bedrooms: 6 | Rooms: 8

Are you looking for a spacious, fully independent property to customize in the heart of Pont Canavese, perhaps to accommodate several families or as a secure real estate investment?

Located on Via Marconi, about 200 meters from the central Piazza Craveri, this semi-detached house, free on three sides, offers unrivaled square footage and extraordinary structural flexibility.

The property is currently registered as two independent apartments connected by an external staircase, an ideal configuration both for creating a semi-detached house and for a builder intending to carry out a complete restoration and resale project.

On the first floor you'll find a kitchen, three bedrooms, and a balcony overlooking the famous and evocative Tellaria Tower. The second floor replicates the layout with a second kitchen, three bedrooms, a bathroom, and two balconies.

The lower floors multiply the home's potential: the ground floor hosts four storage rooms, one of which can easily be converted into a private garage depending on your needs, while the basement hosts two large cellars.

The property was renovated in the 1970s but now requires a complete renovation, an excellent opportunity to redesign the interior spaces while taking advantage of tax incentives and already having a recently replaced roof.

The house overlooks a shared front courtyard, a space you can conveniently use for loading and unloading groceries or goods, although permanent car parking is not permitted.

While there's no video or internal footage available for this property, the best way to appreciate its true potential is to see it for yourself. Contact us today to arrange an exclusive viewing with one of our consultants.

"The images and contents are intended for purely illustrative purposes and do not constitute a contractual element."

Features

Code: AN_34.6	Reason: Sale
Categoria: Half-duplex	Address: Via Marconi, 23
Zip Code: 10080	Municipality: Pont-Canavese
Total Square Meters: 170 sq.m.	Bedrooms: 6
Bathrooms: 1	Rooms: 8
State of Preservation: Be Restored	Level: Buildings
Total Floor: 3	Heating: Individual heating
Build date: 1900	Balconies: Present, 10 sq.m.
Fireplace : Wood stove	Sewerage
Reachable by car : Yes	Hot water supply : Electric boiler
Cooking gas supply : Cooking cylinder	Independent on sides
Condition of the roof	Heating costs/year
Electricity : Connected	altitude
Water : Connected	

Nearby

Gyms	Spa
Playgrounds	Public Transport
Nursery school	Elementary Schools
Cafe	Post Offices
Shopping Centers	Municipal Offices

Rooms

Warehouse / Storage Room : 20 sq.m.	Warehouse / Storage Room : 20 sq.m.
Balcony : 10 sq.m.	Balcony : 10 sq.m.

















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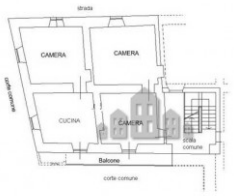




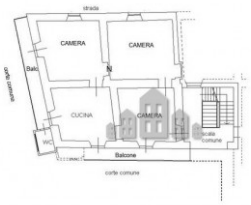


PIANO TERRENO E SEMINTERRATO

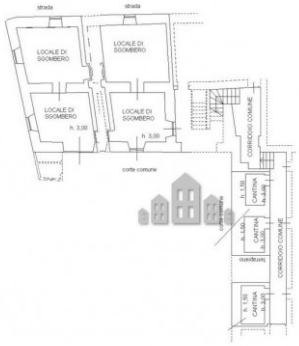
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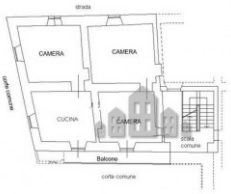
PIANO PRIMO



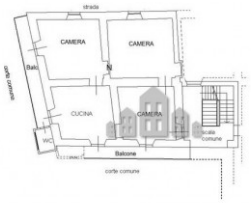
PIANO SECONDO



PIANO TERRENO E SEMINTERRATO



PIANO PRIMO



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