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

Fixer-upper for sale in Valchiusa
Vico Canavese
€ 9.000
Ref. MI_07.4

80 sq.m. | Rooms: 4

Panoramic rustic property with private spring and almost 10,000 square meters of land.
A secluded retreat in Valchiusella, reachable only on foot, for those seeking true nature and complete silence.

In Valchiusa, in the Vico Canavese area and more precisely in the hamlet of Avranco, we offer a derelict rustic building set in a natural and panoramic environment, designed for those looking for an authentic place, far from roads and noise, where they can imagine a restoration project fully immersed in the mountains.

The property can be reached exclusively on foot, starting from the area near the Mining Museum of Traversella, where it is possible to leave the car. From there, a path of about two kilometers leads to the property, following a secondary trail that climbs towards Alpe Chiaromonte, crossing bridges, woodland, and old rural buildings along the way.

The building is arranged over two levels connected by an external staircase. On the ground floor, there are the rooms once used as a stable and small kitchen, while the upper floor includes a hayloft and a bedroom. The structure requires complete restoration and offers the possibility of rethinking the spaces according to a personal project, enhancing the rural and mountain character of the property. Can you imagine a small stone retreat, simple yet welcoming, where you arrive on foot and rediscover the slow rhythm of the valley?

One of the most valuable features of the property is the private spring. There are no other utilities available, an important detail for anyone considering a restoration project in such an isolated setting. The private land of approximately 9,743 square meters is mostly sloping and surrounds the rustic building, offering privacy, views, and a strong sense of immersion in the landscape.

The property benefits from triple exposure, with its main aspect facing south, a feature that helps make the setting bright and pleasant throughout the day.

Valchiusella is an authentic valley in the Canavese area, appreciated by those seeking woods, walking trails, silence, and landscapes that remain largely untouched. It is an area that may also appeal to international buyers or mountain lovers looking for a second home that is unconventional and deeply connected to nature.

This is not a solution for those looking for immediate convenience, but for those who imagine a special project: a secluded retreat with a private spring, land, and a view that rewards every step of the trail. If you dream of a truly hidden property to restore and transform into your own mountain hideaway, this rustic building deserves to be discovered with care.

“The images and contents are intended for illustrative purposes only and do not constitute a contractual element.”

Certification

Energy Class: N/A - Not applicable

Features

Code: MI_07.4	Reason: Sale
Categoria: Fixer-upper	Address: Frazione Avranco, snc
Zip Code: 10089	Municipality: Valchiusa
Zona: Vico Canavese	Total Square Meters: 80 sq.m.
Rooms: 4	State of Preservation: Be Restored
Level: Buildings	Total Floor: 2
Heating: Individual heating	Build date: 1900
Balconies: Present, 3 sq.m.	Garden: Private, 9.743 sq.m.
Fireplace : Wood stove	Private outdoor area : Garden
Sewerage	Independent on sides
Renovation	Condition of the roof
Natural source : Yes	altitude
Water : Only natural source	

Nearby

Football Fields	Playgrounds
Public Transport	Cafe
Post Offices	Municipal Offices

Rooms

Other : 25 sq.m.	Safe Room : 15 sq.m.
Other : 15 sq.m.	

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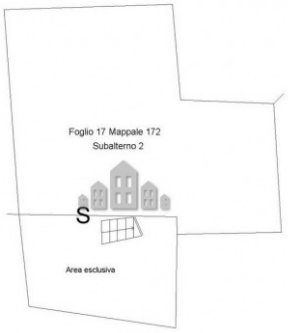
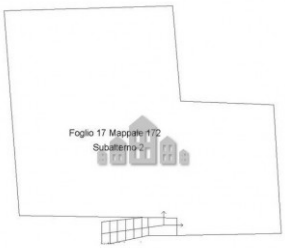
PIANO PRIMO



PIANO TERRENO



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