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

Fixer-upper for sale in Castellamonte
Preparetto
€ 27.000
Ref. MX_15.1

162 sq.m. | Bedrooms: 2 | Rooms: 6

Large rustic property with private garden and great residential potential.
In Preparetto, a property to transform into a custom home or a solution for multiple families.

In Castellamonte, in the hamlet of Preparetto, we offer a large rustic property located in a small cluster of houses, in an outlying yet easily accessible position. The access road can be driven by car, an important aspect for those looking for a property to renovate without giving up practicality.

This proposal is designed for those who are not looking for a ready-made home, but for a space to imagine, design, and transform. The structure is arranged over several levels and, through renovation, offers the possibility of creating a substantial home, also making use of the attic, for a potential total living area of approximately 290 square meters. Can you imagine a large family home, with generous rooms, independent areas, and spaces truly designed around your needs?

The current layout includes three rooms with hallway on the ground floor, while the first floor features three additional rooms and a terrace. The attic, currently a single open space, is one of the most interesting areas to enhance within the renovation project. The staircase leading to the attic still needs to be created, leaving further freedom for the future design.

The property also lends itself to the creation of a two-family solution, ideal for multiple households wishing to live close to one another while maintaining independence, or for anyone considering an investment to develop over time. The size, structure, and arrangement over several levels offer a range of possible layouts.

Outside, there is a rear garden of approximately 60 square meters, as well as an additional private plot of land of about 925 square meters. These spaces could become a vegetable garden, relaxation area, green space for the family, or simply an added value that gives the property more breathing room.

The roof is in good condition and was redone in 1992. Electricity is already connected, while water can be connected. There is no connection to the municipal sewer system, and wastewater management will be through a septic tank. In front of the house, there is a passive right of way, an element to take into consideration when evaluating the property as a whole.

The property is located about 200 meters from Bottino Legnami, in a quiet and private setting within the hamlet. Preparetto is an area suited to those looking for the character of Canavese village homes, with more greenery and silence than the town center, without feeling completely isolated.

The owner is also open to considering a rent-to-buy option, an interesting opportunity for those who wish to approach the purchase more gradually.

If you are looking for a rustic property to shape according to your own project, with generous size, garden, and the possibility of creating an important home or a solution for multiple families, this property in Preparetto deserves a careful viewing. Its value lies entirely in the potential it still has to express.

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

Certification

Energy Class: G

EPglnr: 375.72 kwh/□

Features

Code: MX_15.1	Reason: Sale
Categoria: Fixer-upper	Address: frazione preparetto, 27
Zip Code: 10080	Municipality: Castellamonte
Zona: Preparetto	Total Square Meters: 162 sq.m.
Bedrooms: 2	Rooms: 6
State of Preservation: Be Restored	Level: Buildings
Total Floor: 3	Parking: Carport
Build date: 1967	Balconies: Present
Garden: Private, 925 sq.m.	Fireplace : Yes
Private outdoor area : Garden	Sewerage
Reachable by car : Yes	Independent on sides
Rent to own : It depends	Condition of the roof
Heating costs/year	Electricity : Connected
altitude	Water : Connectable

Nearby

Public Transport

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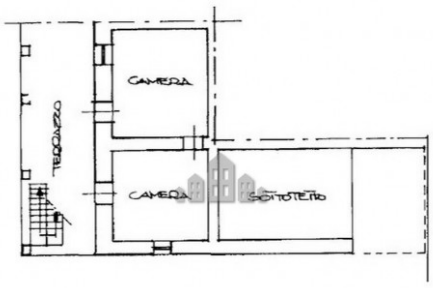
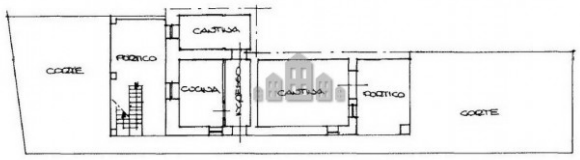
Via Stazione
Via Stazione
Via Alfieri
Via Alfieri
Via Cavour
Via Cavour
Via Cavour



PIANO PRIMO



PIANO TERRENO

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