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

Half-duplex for sale in Valchiusa
Drusacco
€ 38.000
Ref. FB_11.1



155 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 9

Looking for a three-sided, freestanding house in Valchiusella with two separate living quarters, spacious outdoor areas, and the potential to accommodate two families or start a bed and breakfast?

In the center of Drusacco, a hamlet in the municipality of Valchiusa along the Provincial Road to Traversella 31, this generous property awaits you, just 200 meters from the Church of Santa Maria Assunta and 480 meters from the renowned Cascina Prelle farm and ice cream shop. Can you imagine the tranquility of living amidst the authentic landscapes of Valchiusella, enjoying spacious living spaces and the convenience of the town's main attractions?

On the ground floor, you'll find a practical storage room and three large cellars, versatile spaces that can easily be used as convenient garages to store your vehicles. A functional internal staircase conveniently connects all levels of the property.

Going up to the first floor, you'll find the first living space, comprising a living room, a dining area with kitchenette, a bedroom, a closet, a laundry room, and a bathroom. From this level, you have direct access to a private courtyard of approximately 30 square

meters, complete with a storage room, ideal for storing tools or enjoying your outdoor activities.

Continuing up the internal staircase, you reach the second floor, where the second apartment comprises a living room, dining room, kitchen, hallway, two bedrooms, bathroom, and two pleasant balconies. Completing the outdoor amenities is an adjacent private garden of approximately 40 square meters, perfect for summer relaxation or for those who love nature.

The property is habitable, although it requires modernization to fully exploit its potential. The heating system is independent of diesel and is complemented by wood-burning stoves, ensuring authentic warmth and energy savings. Furthermore, for those seeking even more space or planning to start a hospitality business in this beautiful valley, the adjacent portion of the building is also available for purchase.

We invite you to admire the property and the mountain setting from above with a drone video, to virtually stroll through each room thanks to the interactive virtual tour, and to discover every detail by browsing through all the photographs. If you'd like to bring your family or business project to life in Valchiusella, contact us now to book a live viewing!

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

Features

Code: FB_11.1	Reason: Sale
Categoria: Half-duplex	Address: Strada provinciale per Traversella, 31
Zip Code: 10089	Municipality: Valchiusa
Zona: Drusacco	Total Square Meters: 155 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 9	State of Preservation: To Be Cleaned
Level: Buildings	Total Floor: 3
Heating: Individual heating	Parking: Uncovered Parking
Build date: 1967	Balconies: Present, 7 sq.m.
Garden: Private, 40 sq.m.	Fireplace : Wood stove
Private outdoor area : Courtyard	Sewerage
Reachable by car : Yes	Hot water supply : Electric boiler
Cooking gas supply : Cooking cylinder	Independent on sides
Condition of the roof	Electricity : Connected
altitude	Water : Connected

Nearby

Playgrounds	Public Transport









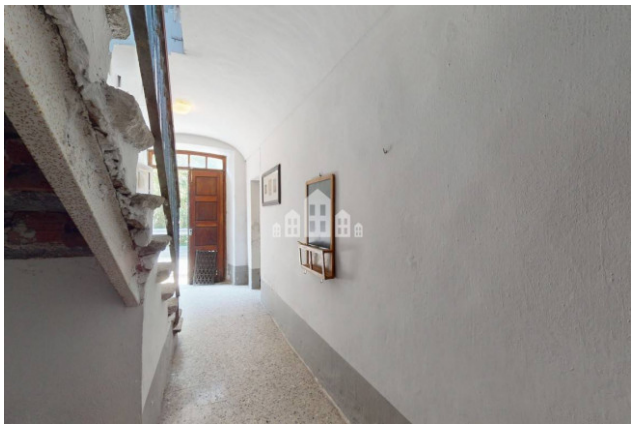








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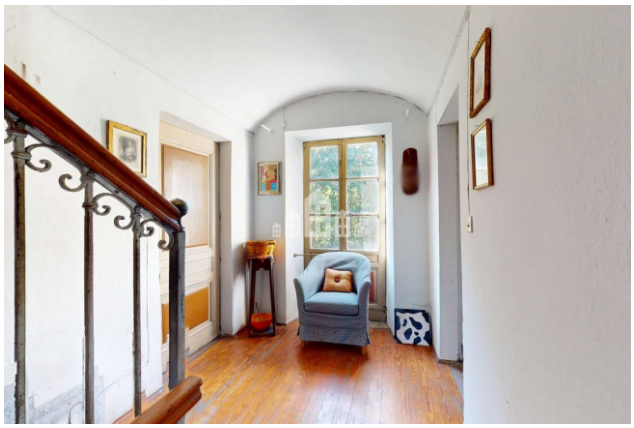








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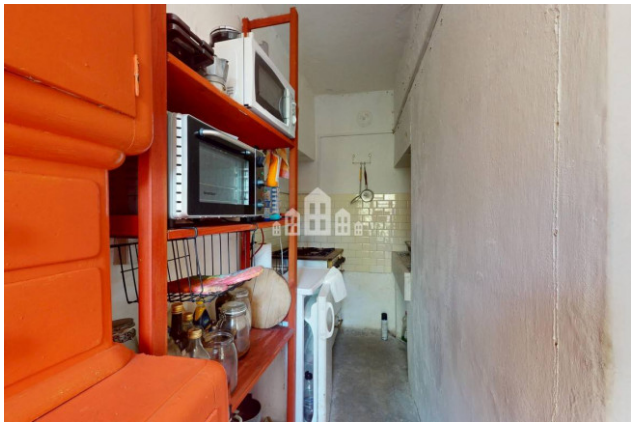












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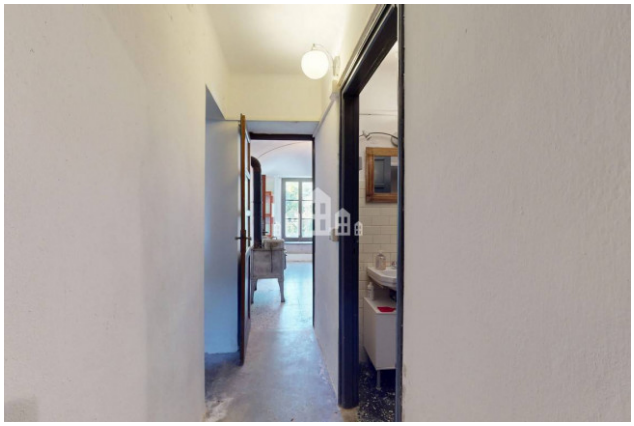














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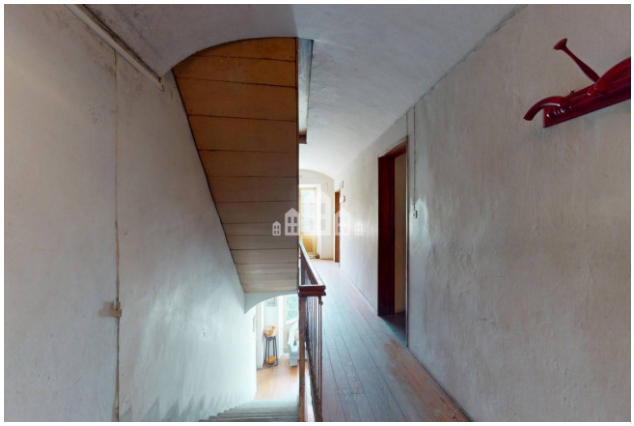










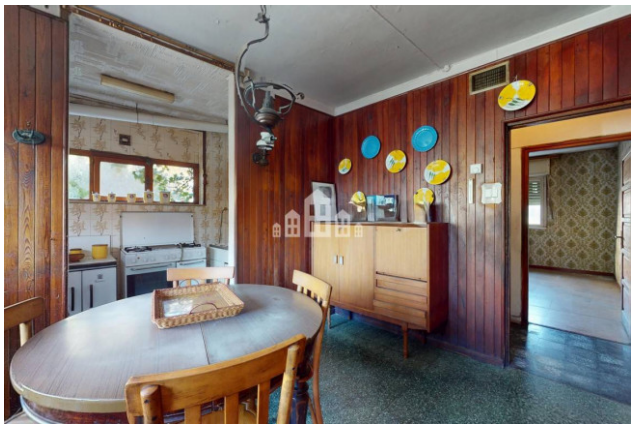






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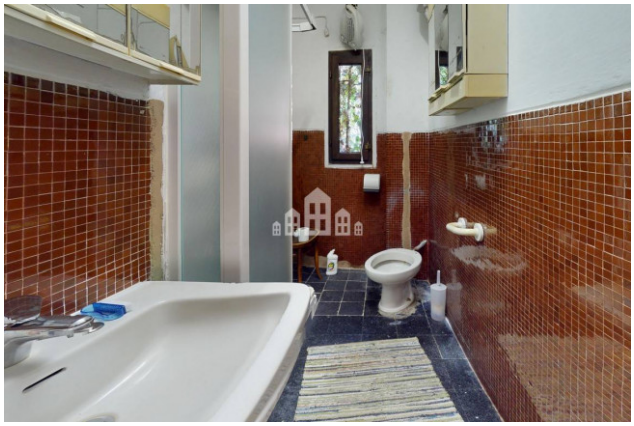












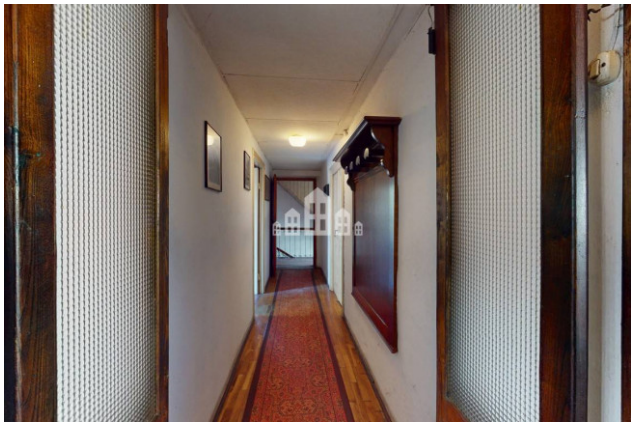
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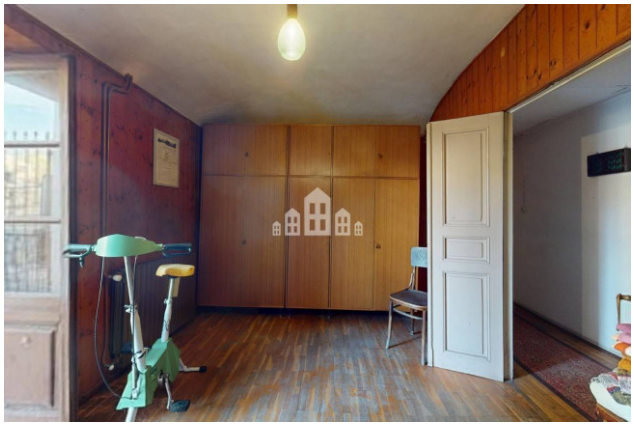














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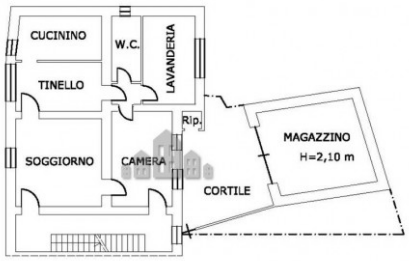




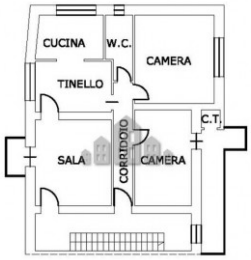




PIANO TERRENO



PIANO PRIMO



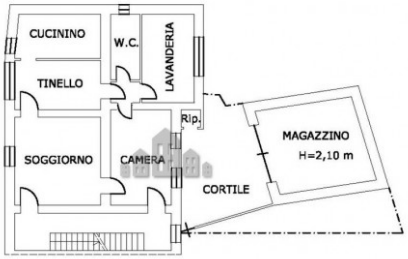
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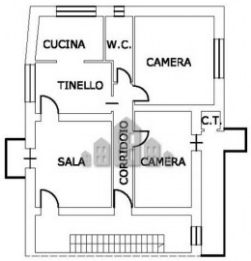


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