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

# Half-duplex for sale in Castellamonte San Giovanni Canavese

# € 49.000

## Ref. DE_41.3

### 400 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 6

Looking for a large property with lots of land, a rustic farmhouse, and a wooden beamed roof in San Giovanni Canavese, perfect for your family or a B&B?

In the peaceful heart of the hamlet of San Giovanni Canavese, just 600 meters from the post office and about 7 kilometers from the center of Castellamonte, this extraordinary estate awaits you, brimming with potential. Can you imagine the tranquility of living in an authentic village, just steps from the parish church and surrounded by greenery?

The main house extends over three levels of approximately 120 square meters each, connected by an external staircase and featuring three rooms per floor. The first floor boasts a charming terrace with open views of the countryside, the perfect place to relax on sunny days.

The property requires complete renovation, offering the perfect blank canvas for anyone looking to create a spacious semi-detached home for their family or start a hospitality business. Utilities are already connected and only need to be reconnected, while gas,

municipal sewerage, and the local fiber optic network are easily accessible.

Dreaming of spacious spaces for your farming, machinery, or hobbies? Directly opposite the house, you'll find a rustic, free-standing building measuring 60 square meters per floor on two levels, plus a distinctive, detached beamed ceiling on four sides.

The entire property is framed by a large, partially fenced plot of land measuring approximately 1,300 square meters, perfect for creating a wonderful garden with a swimming pool, planting a vegetable garden, or welcoming your pets.

We invite you to admire the expanse of this property and the panoramic views from above by watching our drone video and the photographs available in the listing. If you're interested in developing a large residential or investment project, contact us now to schedule a live viewing!

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

## Certification

**Energy Class**: UE - under evaluation

## Features

| | |
|---|---|
| Code: DE_41.3 | Reason: Sale |
| Categoria: Half-duplex | Address: Frazione San Giovanni, via Ivrea, 16 |
| Zip Code: 10081 | Municipality: Castellamonte |
| Zona: San Giovanni Canavese | Total Square Meters: 400 sq.m. |
| Bedrooms: 2 | Bathrooms: 1 |
| Rooms: 6 | State of Preservation: Be Restored |
| Level: Buildings | Total Floor: 3 |
| Heating: Individual heating | Parking: Carport |
| Build date: 1900 | Balconies: Present |
| Garden: Private, 1.300 sq.m. | Garage: Double |
| Fireplace : Wood stove | Private outdoor area : Garden |
| Sewerage | Reachable by car : Yes |
| Cooking gas supply : Methane | Independent on sides |
| Condition of the roof | Electricity : Connectable |
| altitude | Water : Connectable |

## Nearby

| | |
|---|---|
| Football Fields | Public Transport |
| Cafe | Post Offices |

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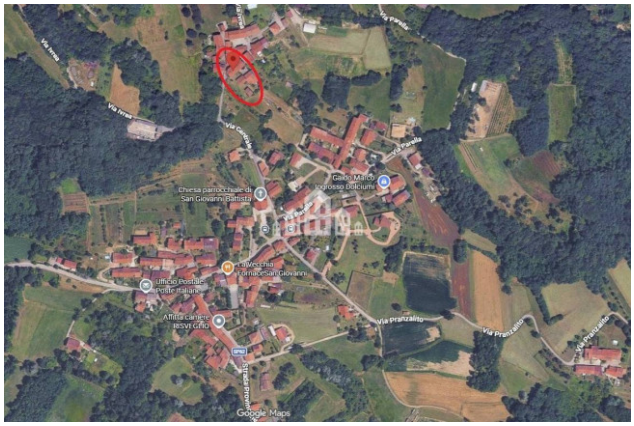
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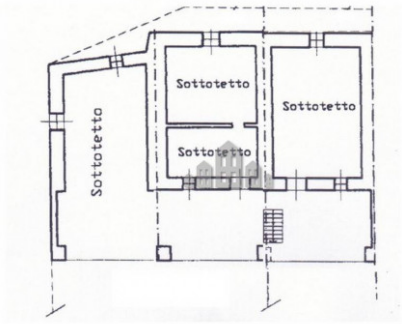
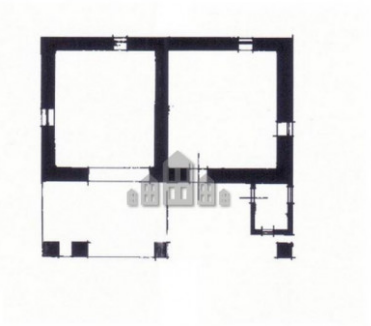
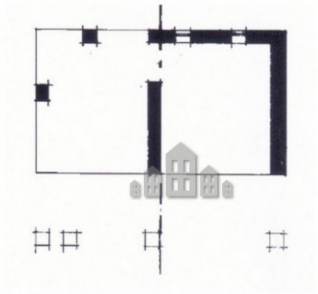



**PIANO SECONDO**



**PIANO TERRA - rustico**



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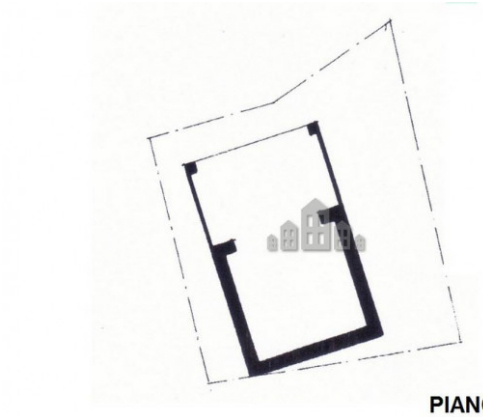

**PIANO TERRA - travata**

**PIANO PRIMO - travata**

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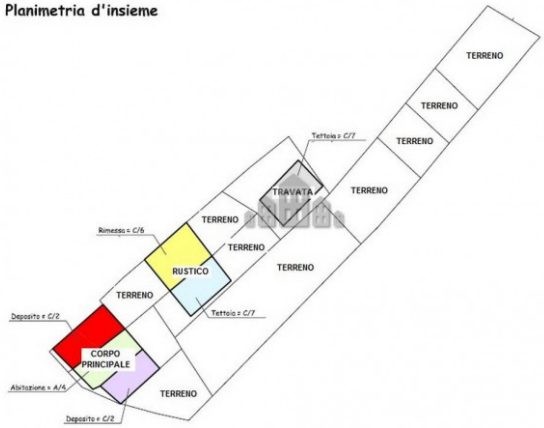


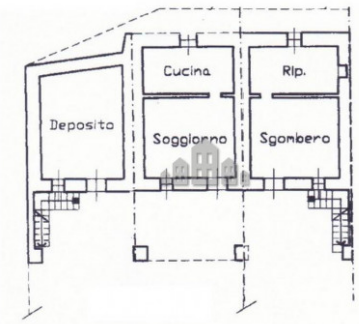


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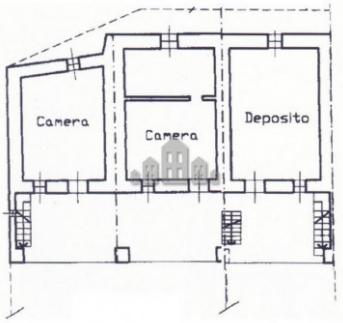


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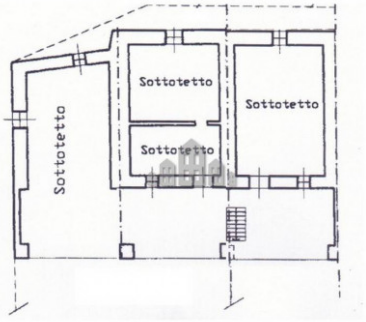


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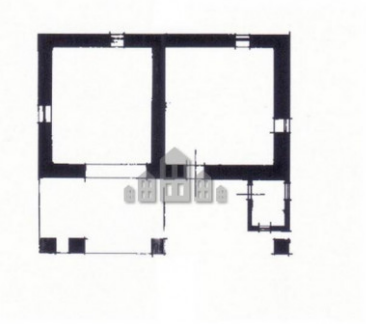

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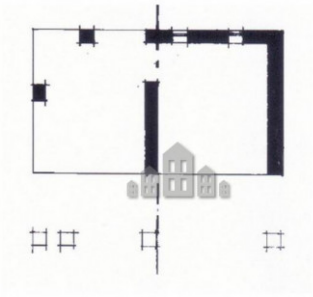
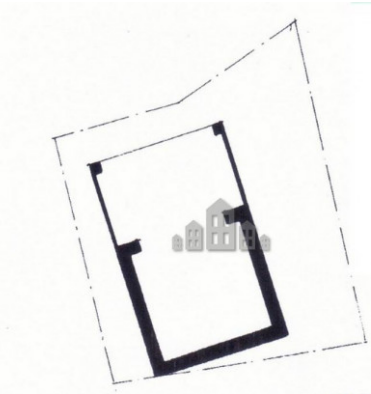


**PIANO PRIMO - rustico**

**PIANO PRIMO - travata**



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