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

# Detached house for sale in Cuorgnè
# € 29.000
## Ref. CH_05

### 75 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

If you dream of a completely independent home that you can tailor entirely to your desires, immersed in tranquility yet within easy reach of all the amenities of Cuorgnè, this is the ideal opportunity. Situated in a splendid and decidedly quiet hillside location, the property stands out for its numerous adaptable rooms and its complete scope for customization, offering the perfect blank canvas for a bespoke project.

The property extends over three levels and is surrounded by a private courtyard, a private space that also features a convenient 40 square meter canopy, ideal for an outdoor relaxation area or a covered parking space. The ground floor features three large cellars, a rustic space perfect for a quaint tavern or practical storage areas. An external staircase leads to the first floor, which currently houses the main living area with kitchen and dining area, as well as a bedroom and bathroom. The second and final floor completes the home with an additional bedroom, a second bathroom, and two flexible spaces yet to be used, which could be transformed into bedrooms, a study for remote working, or a hobby room according to your needs.

The recently renovated roof adds significant value to the property, allowing you to focus your investment and creativity solely on customizing the interior spaces.

Completing the property is a private garden of approximately 100 square meters, perfect for a small vegetable garden or simply relaxing and enjoying the outdoors.

Want to see this home's full potential and start planning your future? Contact us now to schedule an appointment and discover this unmissable hillside opportunity!

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

## Certification

| | |
|---|---|
| **Energy Class**: G | **EPi**: 717.29 kwh/□ |

## Features

| | |
|---|---|
| Code: CH_05 | Reason: Sale |
| Categoria: Detached house | Address: Via Ronchi Maddalena, 7 |
| Zip Code: 10082 | Municipality: Cuorgnè |
| Total Square Meters: 75 sq.m. | Bedrooms: 2 |
| Bathrooms: 2 | Rooms: 4 |
| State of Preservation: Be Restored | Level: Buildings |
| Total Floor: 3 | Heating: Individual heating |
| Balconies: Present, 9 sq.m. | Garden: Private, 100 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 | Renovation |
| Rent to own : Yes | Condition of the roof |

## Rooms

| | |
|---|---|
| Balcony : 4 sq.m. | Cellar / Basement : 15 sq.m. |
| Cellar / Basement : 16 sq.m. | |

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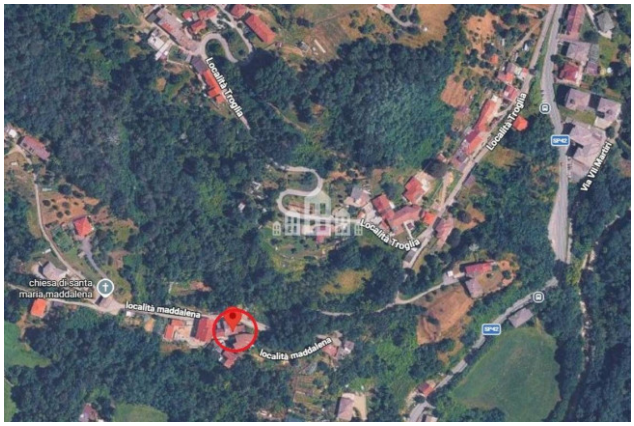
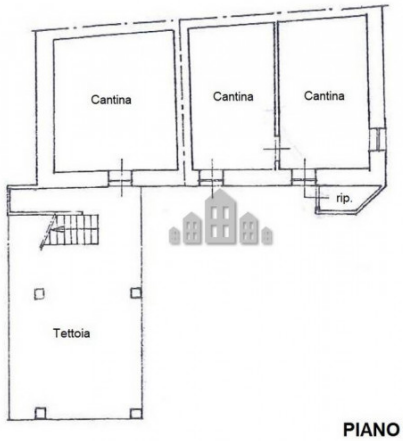
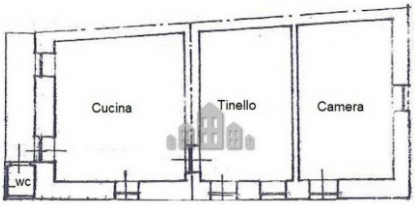
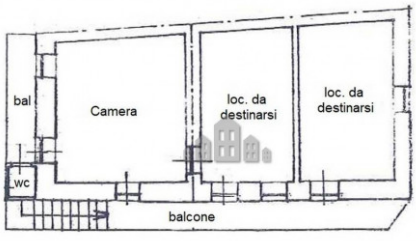



**PIANO TERRENO**




**PIANO PRIMO**




**PIANO SECONDO**

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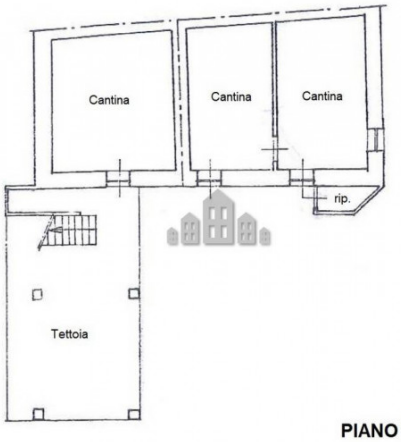


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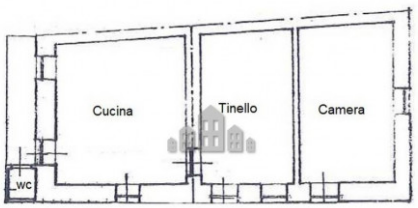


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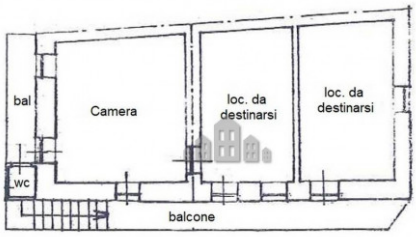


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