

## for Sale to Givoletto Area: Centrale



### **228 sqm | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5**

GIVOLETTO - In a quiet and convenient area in the centre, we offer for sale a detached house, free on three sides, with a flat garden of over 2300 m2 and a double garage of approx. 48 m2. The house surrounded by greenery, but not isolated, is spread over three levels. On the ground floor (approximately 100 m2) through a veranda patio you enter the living area consisting of a large living room with fireplace, eat-in kitchen open onto the living room, large bathroom with tub and shower, laundry/pantry, second entrance at the back of the house. On the first floor (approximately 100 m2), connected by a comfortable wooden staircase, hallway, large corner bedroom with window and balcony, connected to the attic, two other bedrooms and a bathroom. On the attic floor, bedroom with window and two large attic rooms.

The floors are ceramic, the perfectly maintained fixtures are in Douglas fir with double glazing.

A free-standing swimming pool has been placed in the garden facing the house. The driveway and garden are illuminated. The photovoltaic system was recently installed. The house is equipped with a perimeter and volumetric burglar alarm and a video intercom. The facade is in order, the sewer connection was revised in 2023, the aqueduct connection in 2022

In a separate building there is a garage/warehouse of approximately 50 m2.

Cat. A/3, cadastral income Euro 318.14 and cat. C/6, cadastral income €182.21

APE E, EPgl,nren 164.45 kWh/m2year

Land registry updates possibly in progress. Therefore, all the above data do not constitute contractual elements or assumptions.

## Property details

**Ref.:** 12306

**Reason:** Sale

**Type:**

**Region:** Piemonte

**Province:** Torino

**Municipality:** Givoletto

**Area:** Centrale

**Price:** € 330.000

**Total sq.m.:** 228 sqm

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 5

**Total Floor:** 2

**Available:** Yes

**Garage:** Double

## Features

Fireplace

Shower

Wooden Window Frames

Shutters





Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

**Chiusano & C. Torino**

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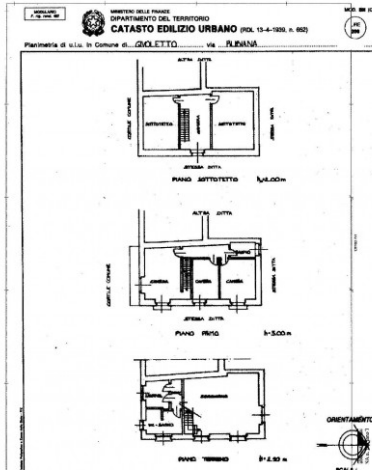
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