

## Villa for Sale to Givoletto



### **248 sqm | Bathrooms: 1 | Bedrooms: 2 | Rooms: 6**

Detached villa on 4 sides, located in a recently built villa complex (2011).  
The property is spread over several levels:

On the ground floor, the main entrance leads directly into the living area consisting of a large lounge with open kitchen, hallway, large bathroom and two bedrooms; all the rooms on the current floor are characterized by lovely direct access to the garden, with the exception of the bathroom which still has a window.

The attic floor, currently uninhabitable, is connected to the living area by an internal staircase and features a large and bright open space that is versatile and customisable according to your needs.

In the basement, also connected to the living area via an internal staircase, there is a laundry room and a large storage room that can be used as a tavern.

The solution is completed by 2 cellars and a double garage with electric overhead door, with direct access to the house via the basement and possible lifting platform, currently out of operation and without a certificate of validity from the Certifying Body for the current year, installed to connect the garage to the ground floor to free access from architectural barriers. Thermal power plant for producing domestic hot water via photovoltaic panels, currently disconnected from the hydraulic system.

## Property details

**Ref.:** 13192

**Reason:** Sale

**Type:** Villa

**Region:** Piemonte

**Province:** Torino

**Municipality:** Givoletto

**Price:** € 365.000

**Total sq.m.:** 248 sqm

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 6

**Total Floor:** 2

**Age Construction:** 2012

**Available:** Yes

**Garage:** Double

## Features

Closet

Air-Conditioned

Shower



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

**Chiusano & C. Torino**

Via Pastrengo, 29 - Torino (TO) - Phone number 0115682858

chiusano@chiusano.com - <https://www.chiusano.com>

V.A.T. 03113370013



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

**Chiusano & C. Torino**

Via Pastrengo, 29 - Torino (TO) - Phone number 0115682858

chiusano@chiusano.com - <https://www.chiusano.com>

V.A.T. 03113370013



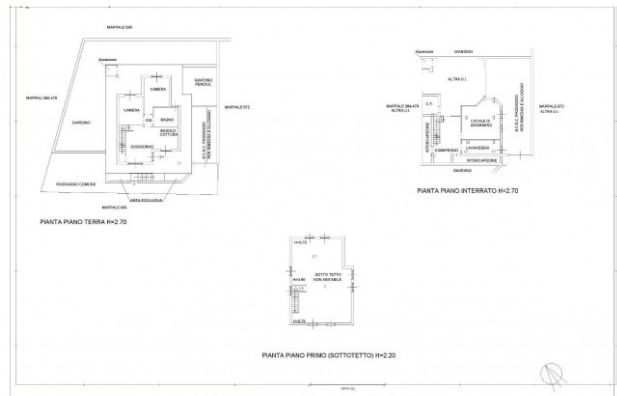
Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

**Chiusano & C. Torino**

Via Pastrengo, 29 - Torino (TO) - Phone number 0115682858

chiusano@chiusano.com - <https://www.chiusano.com>

V.A.T. 03113370013



PLANIMETRIA INDICATIVA

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

**Chiusano & C. Torino**

Via Pastrengo, 29 - Torino (TO) - Phone number 0115682858

chiusano@chiusano.com - <https://www.chiusano.com>

V.A.T. 03113370013