

## Villa for Sale to Cambiano



### **272 sqm | Bathrooms: 3 | Bedrooms: 3 | Rooms: 10**

Elegant detached villa free on four sides, in a quiet and elegant residential area of Cambiano, strategic as it is close to the main services, including the future single hospital ASL TO5, the motorway entrance, the railway station and the stops of high-frequency public transport.

The property has been completely renovated, using quality materials.

The villa is spread over 3 levels:

on the ground floor entrance, large living room with window, kitchen, bathroom, pantry, warehouse and accessories such as technical rooms and laundry;

On the first floor entrance, 3 bedrooms, one with parquet walk-in closet, modern eat-in kitchen and two bathrooms on the floor;

On the upper floor there is an attic room of considerable size, minimum height 2 m on the perimeter and large windows and a view of Monviso.

The property is surrounded by a flat and planted garden of about 900 meters, external porches, barbecue area

The property includes two garages, an additional covered space with space for two motorbikes, a further large double garage connected to the rumpus room, a fenced courtyard and a private area for four-legged friends.

All the windows are double-locked for better acoustic and thermal insulation

The size of the property allows for the creation of a small independent apartment or studio on the ground floor.

Air conditioning on all floors, independent methane heating integrated with two pellet stoves.

Energy class D 159.83 Epgl, nren

Cadastral category A7 RC €813.42

## Property details

**Ref.:** 13436

**Reason:** Sale

**Type:** Villa

**Region:** Piemonte

**Province:** Torino

**Municipality:** Cambiano

**Price:** € 599.000

**Total sq.m.:** 272 sqm

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 10

**Total Floor:** 3

**Age Construction:** 1960

**Available:** Yes

**Garage:** Triple

## Features

Tv Antenna

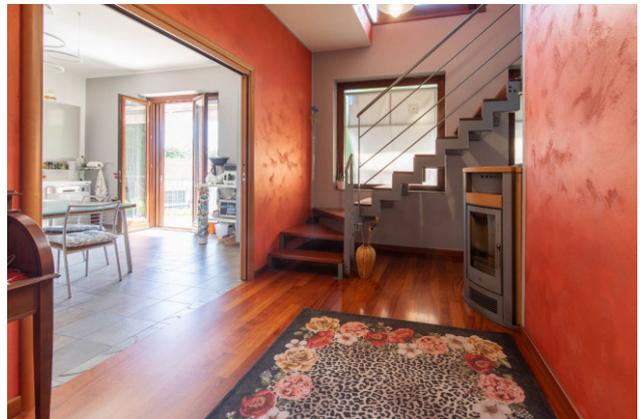
Closet

Fireplace

Air-Conditioned

Parquet

Wooden Window Frames



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

**Chiusano & C. Torino**

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V.A.T. 03113370013



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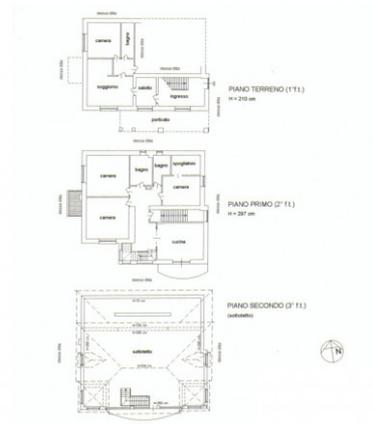
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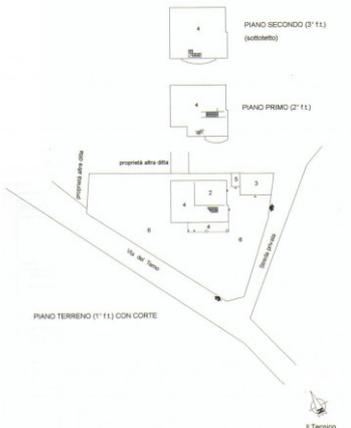
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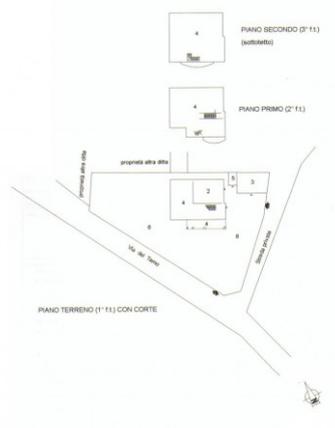
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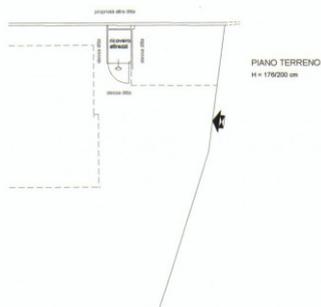
PLANIMETRIA INDICATIVA



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