

## Villa for Sale to Grugliasco



### 260 sqm | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6

Detached villa renovated in 2014, with large internal and external spaces

Situated in a quiet and well-served location, this detached villa, completely renovated in 2014, is spread over two levels and offers an internal surface area of approximately 260 m2.

On the ground floor, the entrance opens onto a bright open-plan living room with an open-plan kitchen, enhanced by large windows overlooking the private garden of approximately 250 square meters, ensuring natural light throughout the day.

A practical hallway leads to the sleeping area, consisting of three bedrooms, all with walk-in closets, two bathrooms with windows and a convenient laundry room.

The lower floor houses two spacious rooms currently used as a relaxation area and entertainment area.

The property includes a large garage of approximately 230 m2, also ideal for storage or a workshop, and an additional garage.

The villa features independent heating, double-glazed windows, an alarm system, and video surveillance. The high-quality finishes and recent renovations make the property immediately habitable, yet easily customizable to suit your needs.

Strategic location: Via Bongiovanni is a private residential area, well-connected to the main roads, close to schools, shops, and services, yet far from traffic.

Building potential: The property can be expanded with an additional floor space of up to 90 m2, or part of the garden can be used for additional living space.

Land registry updates may be in progress. Therefore, all the above information does not constitute contractual elements or conditions.

### Property details

Ref.: 13554

Reason: Sale

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

**Type:** Villa

**Region:** Piemonte

**Province:** Torino

**Municipality:** Grugliasco

**Price:** € 840.000

**Total sq.m.:** 260 sqm

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 6

**Available:** Yes

**Garage:** Single, 20 sqm

## Features

Tv Antenna

Tv SAT

Closet

Air-Conditioned

Telephone System

Shower

Predisposition for Alarm

Shutters





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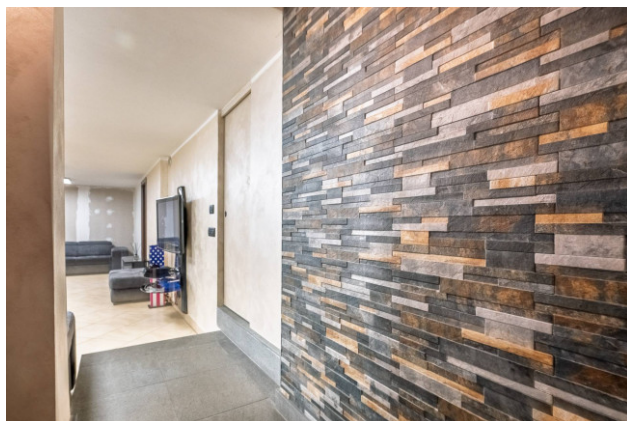
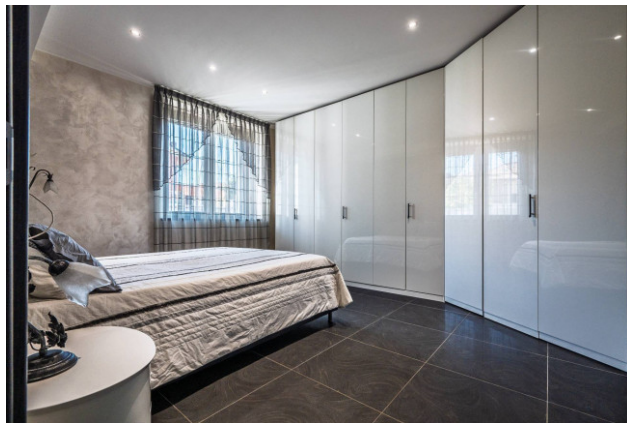
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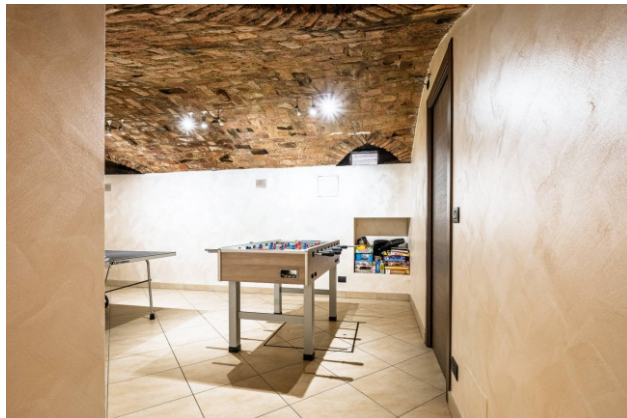
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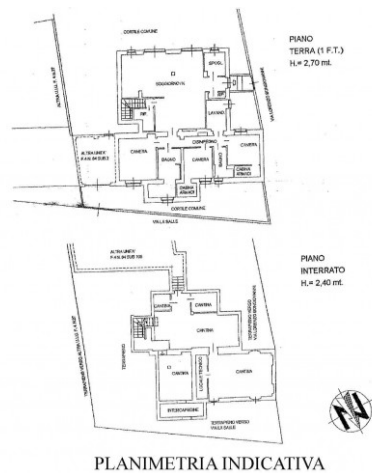
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