

## Villa for Sale to Pecetto Torinese



### **183 sqm | Bathrooms: 3 | Bedrooms: 3 | Rooms: 6**

Just 10 minutes by car from the Gran Madre and 5 minutes from the centre of Pecetto, in a dominant position yet convenient to the main services, we offer a splendid, completely renovated detached villa, surrounded by large green spaces and featuring a panoramic terrace.

The home is spread over multiple levels. On the ground floor, you'll find a veranda, also used as a sunroom, and an entrance to a bright living area consisting of a spacious living room with a state-of-the-art three-sided fireplace, an open-plan kitchen, a convenient pantry, a laundry room, and a wellness area with a sauna.

The first floor, accessible by a comfortable internal wooden staircase, features a refined master bedroom with a balcony, en suite bathroom, and custom walk-in closet. A second bedroom/study with access to a private terrace completes the floor.

On the second floor we find two further bedrooms, one with a balcony, a bathroom and a functional closet.

Opposite the entrance is a large, livable terrace, ideal for relaxing outdoors, enhanced by an excellent southwest exposure that guarantees brightness throughout the day.

The villa has undergone a complete renovation, including roof insulation, thermal insulation (cork insulation), and Finstral double-glazed windows, ensuring high energy performance (Energy Performance Index (EPI) class A2). The pellet heating system (the boiler was replaced a few years ago) is cost-effective (approximately €500 per year), thanks to its integration with a state-of-the-art fireplace and heat pumps. A photovoltaic system with over 9kW of panels and 30 kWh of energy on three storage batteries, an electric vehicle charging station, and low electricity consumption (approximately €1,000 per year) make the property particularly efficient and sustainable.

There is also provision for an alarm system, and air conditioning is installed on all levels.

The surrounding park features a rock garden, with valuable trees and plants, stone paths, a vegetable garden and an orchard (without the need for irrigation except for the vegetable garden).

The property includes a large carport ideal for two cars and a large outdoor fireplace equipped for barbecues.

The location is further enhanced by its proximity to the San Luca clinic, reachable in just a few minutes, and by the related bus service

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

available every 30 minutes.

Cadastral category A/7, cadastral income 1,905.73 euros

## Property details

**Ref.:** 13942

**Reason:** Sale

**Type:** Villa

**Region:** Piemonte

**Province:** Torino

**Municipality:** Pecetto Torinese

**Price:** € 590.000

**Total sq.m.:** 183 sqm

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 6

**Total Floor:** 3

**Age Construction:** 1975

**Available:** Yes

**Garage:** Single

## Features

Fireplace

Air-Conditioned

Parquet

Shutters



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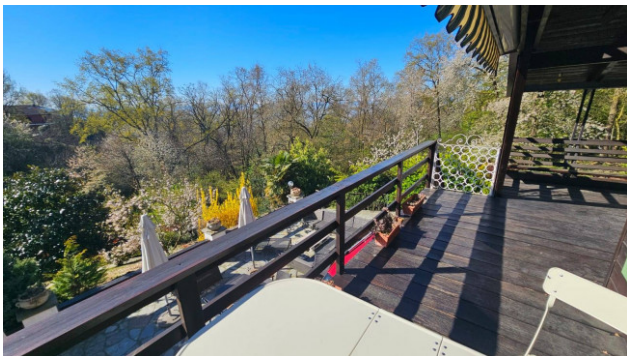
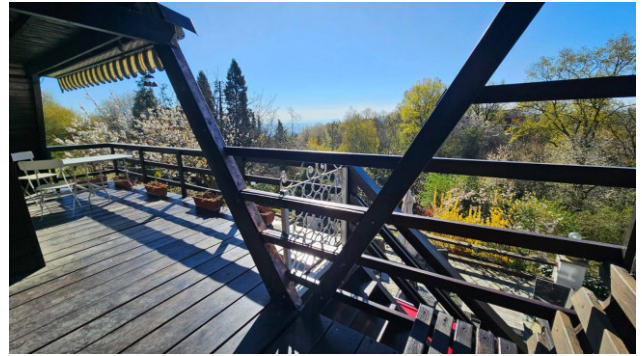
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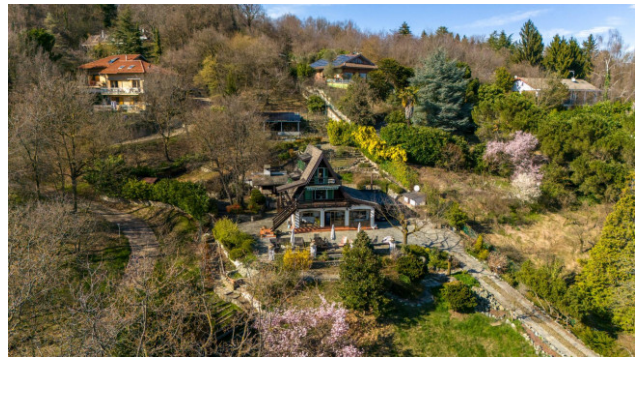
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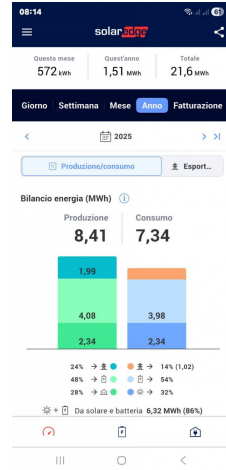
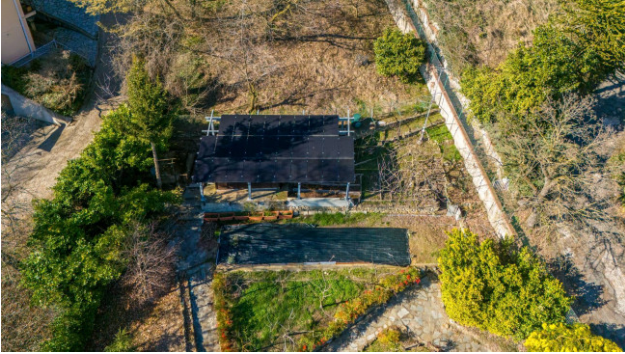
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