

## Homestead in Sell to Gassino Torinese Area: Collinare



### **500 sm | Bathrooms: 9 | Bedrooms: 7 | Rooms: 17**

In Bardassano Torinese, convenient to the main cities such as Gassino, Pino Torinese and a few kilometers from Turin, we offer for sale a charming historic property, entirely renovated only in 2015 with valuable details retained dating back to the historicity of the property, combined with the technologies of today, while respecting traditions and materials. The fenced park is approximately 11,000 square meters.

Access to the residence is via a private road, nestled in the green setting of the Bardassano hill.

The property consists of a main L-shaped building, with an adjacent outbuilding for a total of approximately 500 m2.

The main building is a two-storey building.

The property already has an excellent predisposition for a hospitality facility or a B&B.

The technology combined with this property, ensures that management costs are reduced to a minimum. The 20 Kw panels for the production of electricity INSTALLED ONLY IN 2021, further optimize costs, still reselling the excess electricity to the GSE company.

Thanks to an 8 mm coat, the property enjoys excellent thermal insulation.

In addition, there is still a heating system with a thermo stove, which further reduces costs.

On the ground floor the property has a kitchen characterized by exposed beams, a room with sandblasted vaults and already a first service combined with the living area, in addition we find on the same floor, two more bedrooms with their respective complete services. A laundry room, cellars and various storage rooms complete the ground floor.

On the first floor, we find three bedrooms all double, each with its own bathroom. There is also a former barn of about 50 square

meters, entirely recoverable with a view over the entire valley. Adjacent we find an internal balcony with direct access to the ground floor.

The garage has a surface area of approximately 87 m2 with associated storage rooms.

There is also an independent structure on four sides, already used as an outbuilding and/or B&B, completely autonomous even in terms of heating.

The property includes a fabulous tavern with original bricks from the period and ancient columns.

The outdoor areas are large with independent entrances to be combined with a reception facility if desired.

Be thrilled by the gentle hills of Turin, famous for their generous land of truffles and vineyards, delight the location even more. The property is only 19 km from Turin, 5 km from Gassino, 14 km from Pino Torinese and 2 km from Chierese.

THE PROPERTY IS ALSO SUITABLE AS A TWO-FAMILY AND THREE-FAMILY HOUSE.

Want to sell your home? Contact us for a FREE, NO OBLIGATION valuation!

Visit our WEBSITE and our SOCIAL MEDIA to stay updated on our proposals and news from the real estate world!

## Property information

**Ref.:** NUO V000655

**Reason:** Sell

**Type:** Homestead

**Region:** Piemonte

**Province:** Torino

**Municipality:** Gassino Torinese

**Area:** Collinare

**Price:** € 490.000

**Total sq.m.:** 500 sm

**Bedrooms:** 7

**Bathrooms:** 9

**Rooms:** 17

**Available:** Yes





















