



## Pont Canavese, real estate for living and investing



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 704,092.86

### Location

Country: Italy  
 State/Region/Province: Piedmont  
 ZIP code: 10085  
 Posted: Jan 24, 2023

### Description:

Do you finally want to take your space to express your business ideas? Are you looking for a place to move with the whole family to finally make the quality leap you've long wanted? Among the towers of the Valperga and the San Martino and the medieval porticoes there is the historic village of Pont Canavese. And it is right here that there is its headquarters the large building of our offer, which includes a sky building for a total of 750 square meters commercial as well as 3 garages, developed over 3 floors above ground, a basement and the attic and is an ideal solution for a small business for family management or as an investment to make income. The building is divided into 6 separate portions, with 2 commercial spaces on the ground floor glazed to which add a total of 6 apartments, of which 2 are two on the ground floor and 4 three-room apartments on the other floors of the building. Immediately the excellent state of repair both internal and external, the result of continuous care and continuous improvement and modernization work, which the current property has carried out over the years. Testimony of this are above all the two apartments on the second floor, one of which is currently inhabited by the property and which will certainly make you fall in love. As for the location, the village of Pont Canavese is located in an absolutely strategic area, a convergence point of the Orco and Soana valleys and the front door of the Gran Paradise National Park among the oldest and most famous protected parks in Europe. It enjoys all that tranquility and privacy typical of the villages of northern Italy, but which at the same time is located a jump from the areas that enjoy seasonal tourism related to activities in contact with nature - whether it is hiking, skiing, climbing or mountain biking ... - recently rediscovered also by a thick foreign tourism all just an hour drive from Turin. Precisely for this reason the possibilities are many, some examples of use of the structure could include that of the accommodation business, such as that of a B&B, for example, or an opportunity to buy a cushioned



house, or covering - depending on use - the costs of the mortgage by renting the numerous extra rooms available to the building. Another option could be to make a purchase as a family and move out to live together by running the business, but this time instead of having to take large travels, once you have taken the coffee, go down the stairs and you are ready for the day, we hope profitable! But beyond this, the area is particularly convenient; schools, supermarkets, bars or restaurants - with an excellent food and wine culture and all the main services are within walking distance of the house while all the sanitary assistance can be reached by car in 5 minutes. It is time to change your life and this could be the right opportunity for flights.

Condition: Good

### **Common**

Finished sq. ft.: 536 sq m

### **Utility details**

Heating Fuel: Gas

### **Building details**

Number of Floors: 3

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/DBMR-T462/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/DBMR-T462/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: v003058

