

## Apartment for Sale to Torino Area: Gran Madre - Crimea



### **155 sqm | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4**

A short distance from the Gran Madre, in the exclusive foothills, in an elegant Art Nouveau period building in perfect condition, large two-level apartment on the raised ground floor (1st floor) of approx. 155 m2 completely renovated in 2022 as follows:

on the mezzanine floor, living room entrance onto a large corner living area with decorated ceilings embellished with original stucco (height 3.5 m), consisting of a relaxation area and dining area with Douglas parquet flooring, corner kitchen overlooking the greenery of the hill, bathroom with shower and service balcony, laundry room / storage room all with slate stone floors. The double exposure and the presence of numerous large windows makes the room extremely bright. the floor below located on the ground floor / basement can be reached via an internal staircase and is equipped with numerous windows that guarantee brightness consisting of a large master bedroom with walk-in closet, a bedroom and a bathroom with double sink, corner whirlpool tub and shower, also on this floor we find Douglas parquet. The floor below, in addition to being connected internally, has its own independent access in the condominium courtyard.

The apartment is of particular interest thanks to the recent renovation, the window frames are made of wood with triple glazing and vasistas opening and with mosquito nets everywhere, there are air conditioners with inverter function on both floors, armored door and original restored internal doors; the heating is semi-autonomous with a hybrid boiler with heat pumps.

The property includes a parking space in the condominium courtyard.

Cat A/2 RCE 1628,13

APE class B 114.09 kwh/m2

## Property details

|                                  |                               |
|----------------------------------|-------------------------------|
| <b>Ref.:</b> 13301               | <b>Reason:</b> Sale           |
| <b>Type:</b> Apartment           | <b>Region:</b> Piemonte       |
| <b>Province:</b> Torino          | <b>Municipality:</b> Torino   |
| <b>Area:</b> Gran Madre - Crimea | <b>Price:</b> € 398.000       |
| <b>Total sq.m.:</b> 155 sqm      | <b>Bedrooms:</b> 2            |
| <b>Bathrooms:</b> 2              | <b>Rooms:</b> 4               |
| <b>Total Floor:</b> 4            | <b>Age Construction:</b> 1900 |
| <b>Condo fee:</b> € 120          |                               |

## Features

|                 |                      |                  |
|-----------------|----------------------|------------------|
| Tv Antenna      | Tv SAT               | Closet           |
| Air-Conditioned | Parquet              | Telephone System |
| Wiring          | Sanitary Suspended   | Jacuzzi          |
| Shower          | Wooden Window Frames | Shutters         |
| Shutters        |                      |                  |



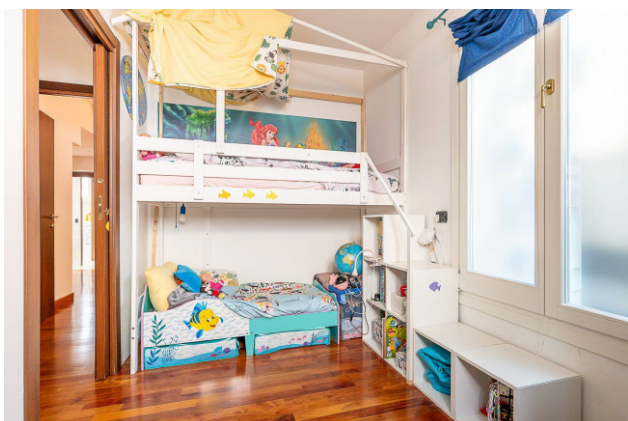
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**Chiusano & C. Torino**

Via Pastrengo, 29 - Torino (TO) - Phone number 0115682858

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V.A.T. 03113370013



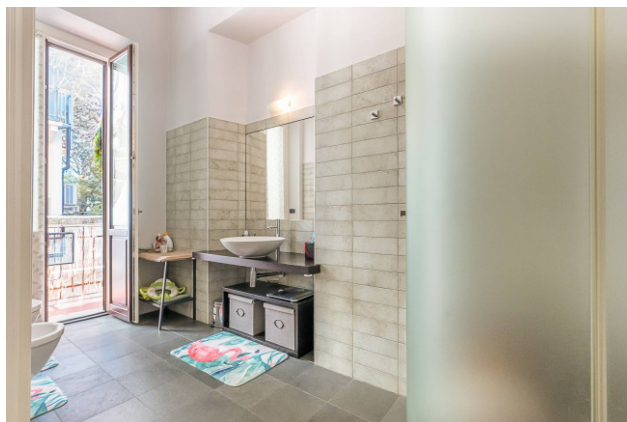
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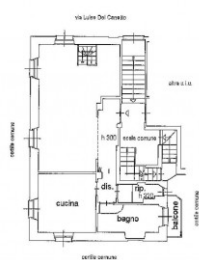
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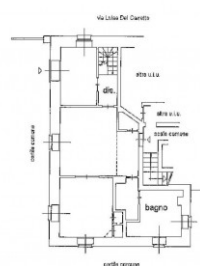


PIANTA PIANO TERRENO (rialzato)  
m<sup>2</sup> 150,00



PLANIMETRIA INDICATIVA

PIANTA PIANO SEMINTERRATO  
m<sup>2</sup> 2,75 m



PLANIMETRIA INDICATIVA

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