

## Villa for Sale to Venaria Reale Area: Semicentrale



### **405 sqm | Bathrooms: 3 | Bedrooms: 4 | Rooms: 9**

In a prestigious villa built in the 90s, portion of a semi-detached house of approximately 400m<sup>2</sup> in the most exclusive area of Venaria Reale.

The interiors of the villa have been cared for down to the smallest details and high quality materials have been used to ensure maximum comfort and elegance.

The villa is spread over 4 levels, one of which is underground.

On the ground floor the entrance leads to a comfortable service bathroom and directly to a bright and spacious living area, consisting of a large living room with a separate, habitable kitchen, both with direct access to the private garden.

On the first floor there is a large hallway with access to two bedrooms, a walk-in closet, a study and two bathrooms. The generous size of the rooms allows you to redecorate the sleeping area to obtain up to four bedrooms. In addition, on the first floor all the rooms offer access to two comfortable balconies, perfect for enjoying moments of relaxation in the open air.

On the second and last floor a practical and functional open space attic with storage room.

In the basement there is a large quadruple garage, ideal for housing multiple vehicles or for use as a storage space with direct access to the property from a room used as a tavern.

The villa is also equipped with an alarm system to ensure the safety of its inhabitants.

Excellent state of conservation that guarantees a high level of energy efficiency and low management costs, thanks to double-glazed wooden windows and frames and an independent heating system, with a condensing boiler that uses methane as fuel.

Land registry updates possibly in progress. Therefore, all the data reported above do not constitute contractual elements or prerequisites.

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

## Property details

**Ref.:** 13417**Reason:** Sale**Type:** Villa**Region:** Piemonte**Province:** Torino**Municipality:** Venaria Reale**Area:** Semicentrale**Price:** € 648.000**Total sq.m.:** 405 sqm**Bedrooms:** 4**Bathrooms:** 3**Rooms:** 9**Total Floor:** 3**Age Construction:** 2000**Available:** Yes**Garage:** Quadruple

## Features

Tv Antenna

Tv SAT

Fireplace

Air-Conditioned

Parquet

Telephone System

Jacuzzi

Shower

Wooden Window Frames

Safe-Deposit Box



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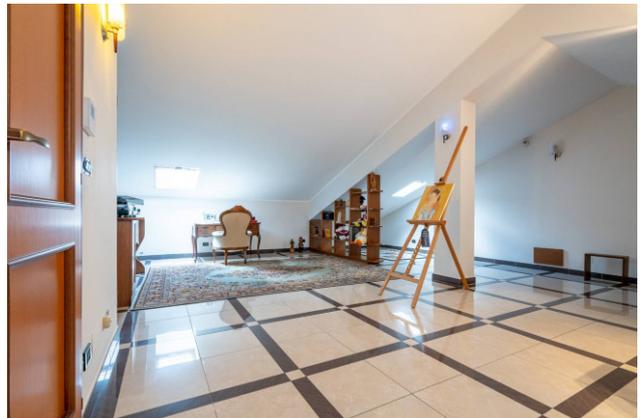
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PLANIMETRIA INDICATIVA



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