

## for Sale to Torino Area: Centro



### **190 sqm | Bathrooms: 2 | Bedrooms: 6 | Rooms: 6**

Inside a prestigious period building from the early 20th century, equipped with a concierge service, we offer for sale a refined, spacious apartment with an adjacent residential unit, a rare find in the heart of the city.

The property extends over a total area of approximately 190 m<sup>2</sup>, of which 142 m<sup>2</sup> is used as an office (Cat. A/10) and 48 m<sup>2</sup> is used as a living space. These perfectly integrated yet functionally independent units are ideal for those seeking an elegant home-office solution or for a prestigious investment.

The studio is located on the mezzanine floor and boasts two separate entrances from the hallway, a valuable feature that allows it to be divided into two separate units. The harmonious and well-arranged interior spaces include:

elegant waiting room, four large bedrooms, hallway, bathroom

An internal staircase leads to the basement, where two additional windowed rooms and a second bathroom are located, perfect for archives, private meeting rooms, or executive offices. The attached cellar, adjacent to one of the rooms, can be connected if necessary, further increasing the flexibility of the spaces.

The property enjoys double exposure, with: three windows overlooking the street, which give brightness and prestige balcony overlooking the internal courtyard, guaranteeing peace and privacy

The property is completed by an air conditioning system and finishes consistent with the elegant context.

The 48 sq m residential portion, registered separately, further enhances the property's value, making it ideal for high-profile professionals, partnerships, notaries, lawyers, or as a representative office.

The building is in excellent condition; renovations to the façade and roof are also planned, with Superbonus funding entirely paid for by the current owners, to further protect its value over time.

A prestigious location, just steps from the Courthouse, the Vinzaglio Metro Station, and Porta Susa Station, in one of the city's most central and strategic areas.

## Cadastral data:

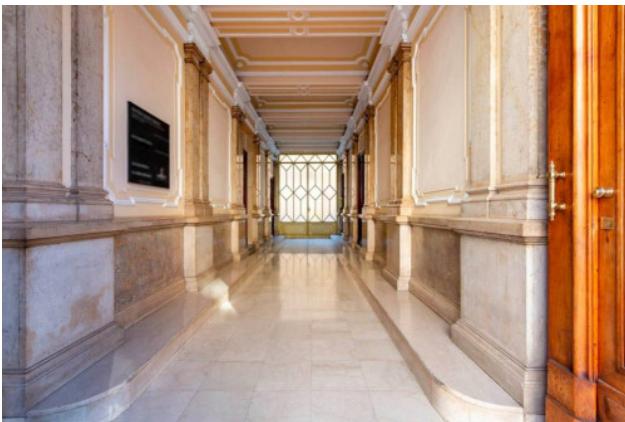
A/10 □ Class 2 □ 6 rooms □ Income €3,904.41  
A/4 □ Class 2 □ Rooms 3 □ Income €232.41

**Property details**

<b>Ref.:</b> 13802	<b>Reason:</b> Sale
<b>Type:</b>	<b>Region:</b> Piemonte
<b>Province:</b> Torino	<b>Municipality:</b> Torino
<b>Area:</b> Centro	<b>Price:</b> € 350.000
<b>Total sq.m.:</b> 190 sqm	<b>Bedrooms:</b> 6
<b>Bathrooms:</b> 2	<b>Rooms:</b> 6
<b>Total Floor:</b> 6	<b>Lift:</b> Yes
<b>Age Construction:</b> 1910	<b>Condo fee:</b> € 240
<b>Available:</b> Yes	

**Features**

Parquet



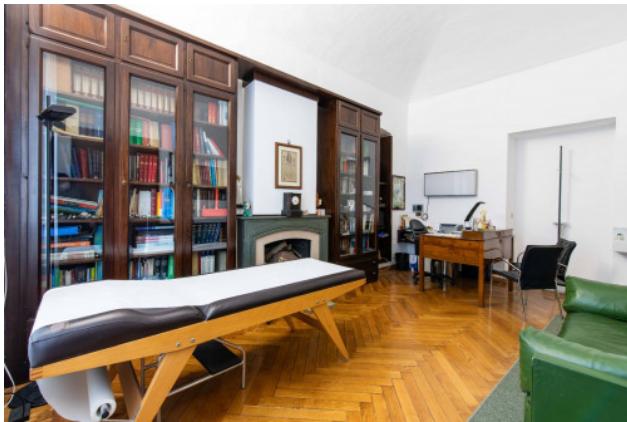
Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale né presupposto contrattuale.

**Chiusano & C. Torino**

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

chiusano@chiusano.com - <https://www.chiusano.com>

V.A.T. 03113370013



Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale né presupposto contrattuale.

**Chiusano & C. Torino**

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

chiusano@chiusano.com - <https://www.chiusano.com>

V.A.T. 03113370013



**Agenzia del Territorio  
CATASTO FABBRICATI  
Ufficio Provinciale di  
Torino**

**Stilettoservice portavoce n. 10102046/0001**  
Piazzetta 41 n. 3-n. Le Orme di Torino  
Orme Metrotetti Giacomo

**Struttura n. 5** **Entità 1:100**

Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale né presupposto contrattuale.

Chiusano & C. Torino

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

chiusano@chiusano.com - <https://www.chiusano.com>

V.A.T. 03113370013