

## in Sell to Poirino Area: Semicentro



### **211 sm | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5**

In a small and not isolated country village, far from the noise of the city and two minutes from Santena and Pessione, both connected to the very convenient train station in Turin.

We offer a farmhouse dating back to the 19th century, completely renovated with exposed vaults and a large garden of approximately 600 m2.

The property has been completely renovated with high quality materials, while also retaining all the features dating back to the late eighteenth century.

On the ground floor we find a triple living room, plus a kitchen, from which you have immediate access to the private garden. Also on the ground floor we find a complete service.

The large arches and all the exposed vaults completely sandblasted characterize the rooms, thus giving a tone of uniqueness and warmth to everything that is the living area.

Through a very comfortable internal staircase, you access the upper floor, entirely structured with exposed Piedmont beams and trusses. The entire roof has been insulated with ISOTEC ensuring excellent insulation and excellent savings in terms of heating. The environment consists of three bedrooms, a bathroom with a Jacuzzi and an additional complete service also used as a laundry room. Balconies extending throughout the house on the south side and small terraces complete the first floor.

We still find a double garage fully insulated with exposed roof and beams, tiled and with windows. The alarm system is present both in the garage and inside the house and can be easily sectioned according to the needs of the moment.

The heating is autonomous, furthermore there is a pellet thermo stove connected to the radiators and hot water in fact thanks to this system the property benefits from excellent savings. In addition to the boiler, the property has also installed a heating with heat pump and cooling and thanks to this latest improvement, the property guarantees low consumption and high energy efficiency.

In the back garden there is a well, in order to be able to irrigate the entire garden at zero cost.

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## Property information

**Ref.:** NUO V000628

**Reason:** Sell

**Type:**

**Region:** Piemonte

**Province:** Torino

**Municipality:** Poirino

**Area:** Semicentro

**Price:** € 278.000

**Total sq.m.:** 211 sm

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 5

**Total Floor:** 2

**Available:** Yes









