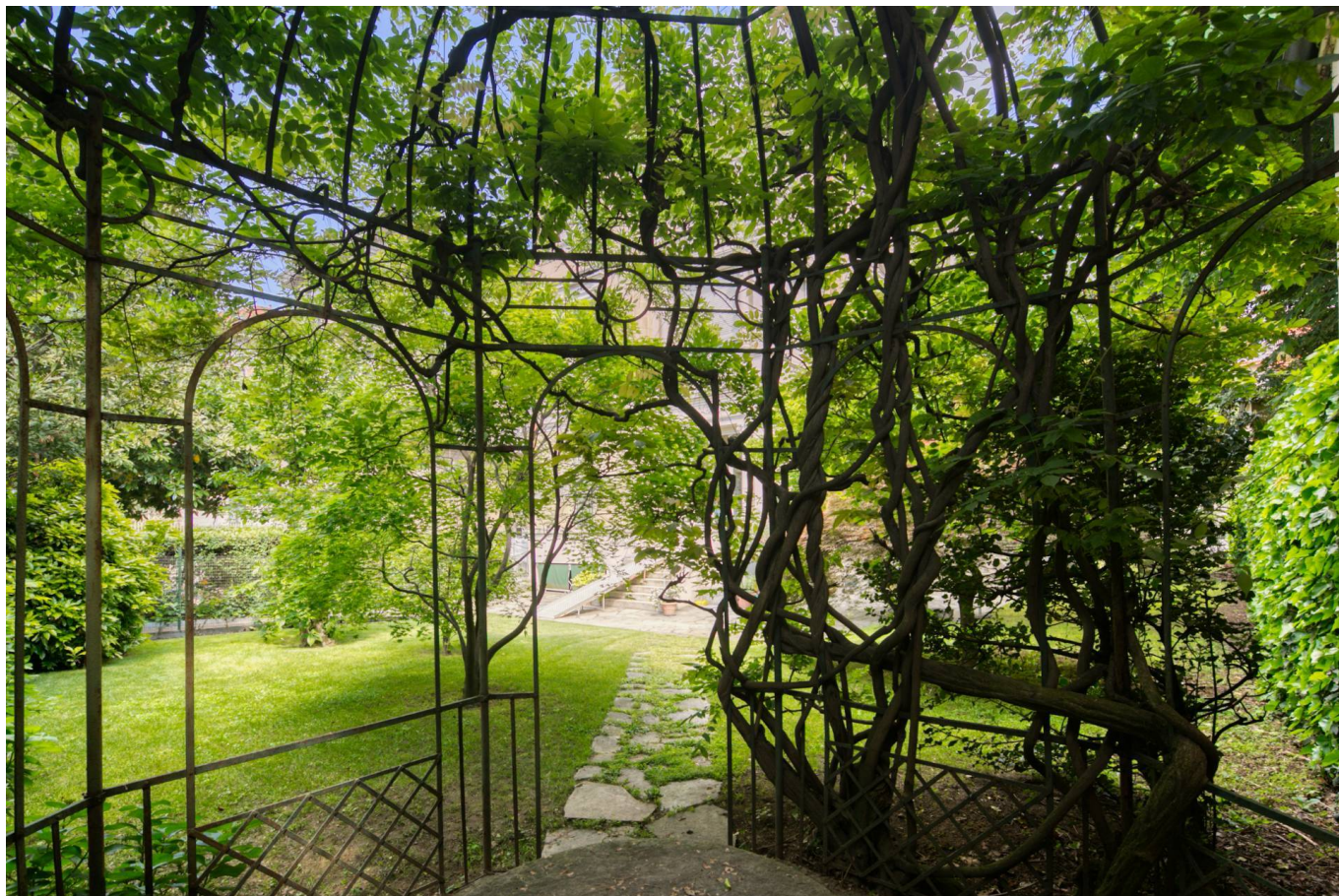


## Apartment in Sell to Torino Area: Crocetta



### **400 sm | Bathrooms: 4 | Bedrooms: 4 | Rooms: 8**

In the most exclusive and sought-after area, precisely in the pedestrian area of Crocetta, we offer an elegant apartment with a splendid private garden of 350 square meters, located in a prestigious historic building.

The apartment has a surface area of 310 m<sup>2</sup>, with bright and spacious spaces, perfect for hosting a large family. In the basement, surrounded by a cavity that guarantees its usability, a large leisure area of about 100 m<sup>2</sup> that can be used for parties or as a gym area. Large, perfectly equipped wine cellar.

It is accessed from a large master entrance with hallway and bright living area that faces south into the greenery of the garden; Eat-in kitchen, large laundry room and closet.

The sleeping area consists of 3 bedrooms, each with its own private bathroom, to ensure maximum privacy and comfort, as well as a fourth bedroom for the service staff.

In addition to what has been described, on the attic floor, accessible by lift, there is a large 70 m<sup>2</sup> room which, with the recovery planned by the Municipality, can be transformed into a living space, ideal as an annex for guests or for service personnel.

The apartment is equipped with a radiator heating system, powered by district heating with a modern and recently installed control unit, which guarantees excellent energy efficiency.

The state of conservation is good, thanks also to the precise and punctual care of the property which has maintained the original characteristics of the time.

Security is guaranteed by the presence of an alarm system and a concierge always present.

The property is sold with fixed wall furnishings such as wardrobes and bookcases.

The property is completed by two spacious balconies, with wide and scenic steps leading to the splendid private garden ideal for spending relaxing moments outdoors,

There is also a single garage and two uncovered parking spaces.

Don't miss the opportunity to live in a prestigious, unique and charming apartment, immersed in history, with all modern comforts and with a large and enjoyable garden of 350 square meters.

The property is inhabited and the property requires accreditation prior to the appointment.

## Property information

<b>Ref.:</b> H 115572	<b>Reason:</b> Sell
<b>Type:</b> Apartment	<b>Region:</b> Piemonte
<b>Province:</b> Torino	<b>Municipality:</b> Torino
<b>Area:</b> Crocetta	<b>Price:</b> € 1.650.000
<b>Total sq.m.:</b> 400 sm	<b>Bedrooms:</b> 4
<b>Bathrooms:</b> 4	<b>Rooms:</b> 8
<b>Total Floor:</b> 3	<b>Lift:</b> Yes
<b>Age Construction:</b> 1875	<b>Condo fee::</b> € 700
<b>Available:</b> Yes	<b>Garage:</b> Single, 18 sm

## Characteristics

Terrace: 30 m <sup>2</sup>	Tv Antenna	Tv SAT
Fireplace	Parquet	Shower
Wooden Window Frames	Safe-Deposit Box	Shutters
Shutters		

## Nearby

Gyms	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Shopping Centers	Municipal Offices	

