



# Villa for sale in Torino

## Precollina

### € 680.000

### Ref. CBI098-1044-469



**292 sq.m. | Bathrooms: 5 | Bedrooms: 3 | Rooms: 8**

In the suggestive pre-hilly area, a short distance from the Gran Madre, along the prestigious Via Lavazza, we present an elegant portion of a villa free on three sides, immersed in a large and flat green space within a quiet residential context, comfortably served by the main city services.

This charming villa, originally part of an eighteenth-century building, has been expertly renovated to preserve its period features. From its imposing walls, you can admire the beautiful surrounding mountains, while the structure itself helps to keep the house cool in summer and cozy during winter.

The uniqueness of the property is emphasized by its distribution on two levels in addition to the basement. On the ground floor, the living area with fireplace opens onto a charming porch and a well-kept garden, while the sleeping area includes three bedrooms and bathrooms. In the basement, accessible via a stone staircase, you will find a spacious billiard room, two further bedrooms, a bathroom with hydromassage, a laundry room, a gym and a cellar.



Externally, in addition to the garden, you can enjoy a large terrace ideal for spending sunny days in company, perhaps with barbecues thanks to the barbecue available. For enthusiasts, a tennis court surrounded by greenery completes the offer.

The major renovation project guaranteed significant energy savings: thermal insulation on the external walls, complete replacement of the wooden window frames with double glass, renovation of the roof with isotec panels, installation of solar panels and a new boiler with underfloor heating . Thanks to these improvements, cost management is extremely limited, offering a quality and sustainable living experience over time.

The information in our advertisements including the floor plan does not constitute a contractual element.

## Certification

**Energy Class:** B

**EPglnr:** 72.23 kwh/□

## Features

Property ID: CBI098-1044-469

Contract: Sale

Categoria: Villa

Address: Via Luigi Lavazza, 34

Zip Code: 10131

Municipality: Torino

Zona: Precollina

Total sqm: 292 sq.m.

Bedrooms: 3

Bathrooms: 5

Rooms: 8

Internal condition: Restored

Floor: On two-levels

Total floors: 3

Independent heating: Heating

Parking space: Carport

Date of construction: 1700

Current Status: Available after the deed of sale

Terrace: Present, 300 sq.m.

Garden: Private, 230 sq.m.

Kitchen: Regular Kitchen









