

in Sell to Sauze di Cesana Area: Rollieres



104 sm | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

"San Martino in Rio" was born in the authentic heart of the Alps: an elegant architectural restoration and enhancement project in the charming hamlet of Rollieres, at 1,480 metres above sea level, a few minutes from Sauze di Cesana, Cesana Torinese and Sestriere.

In this mountain setting, a project that combines history and innovation comes to life. Two ancient granges, one from the 18th century (CASA B) and one more recent (CASA A), are transformed with an intervention that respects the landscape and the Alpine identity. Casa A has been rebuilt according to the canons of traditional architecture, to recreate authentic atmospheres with quality materials.

Appartement 5: a three-room duplex apartment located on the first floor and attic of HOUSE B, consisting of an entrance hall, bedroom and bathroom, large living room with fireplace, kitchen, double bedroom, a second bathroom and a convenient closet. The exposed wooden ceilings recreate the charm of the traditional wooden structure. The accommodation is completed by an exclusive 12m2 terrace in front of the living room, as well as an exclusive 7m2 area at the back, with an unparalleled view of the mountain.

Each space is designed to be lived with style and personality: layout and finishes can be customized during the construction, at no additional cost, based on the progress of the work.

The six apartments are serviced by a modern underground garage, cellar rooms, shared ski room and a space designed to become a laundry and/or sauna, for total comfort after a day on the snow.

Sustainability and technology coexist thanks to the use of the following renewable sources:

☐ Photovoltaic system with 16 panels on 26 m2 of roof.

☐ Hybrid system with air/water heat pump and condensing boiler, for heating and domestic hot water.

House 4 is sold by a construction company under VAT regime as per law, which is entitled to an accessible IRPEF deduction according to income limits.

if first home 50% - RENOVATION BONUS, on a maximum expenditure amount of 96,000 euros. The 50% deduction is equal to 48,000 euros. Only for 2025, in 2026 it will drop to 36%.

if second home 36% - RENOVATION BONUS, on a maximum expenditure amount of 96,000 euros. The 36% deduction is equal to 34,560 euros.

Garage starting from €35,000.00 + VAT with tax deduction of approximately €11,700.00 on the garage appartenant to the apartment.
Cellar starting from €6,000.00 + VAT.

Certificates

Energy Class:

Property information

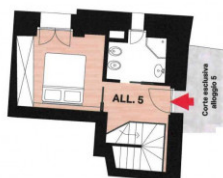
Ref.: H 115717	Reason: Sell
Type:	Region: Piemonte
Province: Torino	Municipality: Sauze di Cesana
Area: Rollieres	Price: € 470.000
Total sq.m.: 104 sm	Bedrooms: 2
Bathrooms: 2	Rooms: 3
Total Floor: 2	Available: Yes

Characteristics

Closet	Fireplace	Parquet
Wooden Window Frames		



PRIMO PIANO



SECONDO PIANO - MANSARDA

