

Villa in Sell to Cambiano Area: Semicentrale



425 sm | Bathrooms: 4 | Bedrooms: 4 | Rooms: 10

Near the Silvio Pellico residence and surrounded by entire expanses of greenery with a view of the entire Alpine arc, we offer this magnificent recently built villa on two levels plus a large garage area and adjacent rooms. The property is located within a residential context composed of elegant villas, this property stands out for the generosity of its spaces, the attention to finishes and its private position.

The garden has a surface area of approximately 1000 m2 with an irrigation system and rainwater collection thus ensuring garden irrigation at zero cost.

The three levels of the building are connected by a lift and a spiral staircase in patinated Corten steel, a design element that gives character to the rooms.

On the ground floor we find a welcoming and generous living room with windows overlooking a porch that can be used as a summer dining room. The large kitchen is open with a combined dining room. On the same floor we also find a bedroom with a walk-in closet, a bathroom with a floor-level tub and shower, and a service for the living area. The sleeping area accessible by lift and staircase of excellent internal design, we find four bedrooms, two of which are slightly attic and a bathroom.

In the basement, also accessible via a lift and internal staircase, with a floor area of over 282 m2, in addition to a cavity in order to

benefit from healthy and wholesome environments, we find a garage with a capacity of approximately 8 parking spaces, a tavern / meeting room, sauna, laundry room, accessory rooms, cellar and heating plant.

THE PROPERTY IS OF PARTICULAR INTEREST, AS THE MANAGEMENT COSTS HAVE BEEN OPTIMIZED THANKS TO THE HEATING AND HOT WATER SYSTEM WITH A LATEST GENERATION PELLET BOILER. THE COST TO HEATING THE ENTIRE HOUSE INCLUDING HOT WATER IS ONLY 1800 PER YEAR.

The garden is designed to be sustainable and low environmental impact, thanks to the integration of an automatic irrigation system powered in part by the collection of rainwater. The greenery develops over an area divided into flowerbeds, lawn, shrubs, ornamental plants, each managed by the same system regulated by a programmable control unit.

The garden, in addition to being aesthetically well-kept, is therefore a model of environmental efficiency and energy saving.

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Property information

Ref.: NUO V000657	Reason: Sell
Type: Villa	Region: Piemonte
Province: Torino	Municipality: Cambiano
Area: Semicentrale	Price: € 680.000
Total sq.m.: 425 sm	Bedrooms: 4
Bathrooms: 4	Rooms: 10
Total Floor: 3	Lift: Yes
Available: Yes	













