

## Loft in Sell to Torino Area: Regio Parco



### 173 sm | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

Near the Luigi Einaudi campus at Via Mantova 19, in a unique setting, stands a historic factory, the first in Turin to be converted into residential housing, meticulously preserving its original industrial identity. The renovation highlighted iconic features such as the high ceilings, large glass surfaces, original doors, extraordinary natural light, and the distinctive fire escape, the building's hallmark.

We offer for sale an exclusive two-level loft with a top-floor terrace. The property is located on the second floor and is accessible by an elevator. The entrance leads to a large and airy living area with windows overlooking Via Cagliari, enhancing the natural light and contemporary feel of the spaces. The first floor also features a bathroom.

The eat-in kitchen, located on a staggered level, is connected to the living area via a second internal staircase and enjoys large windows overlooking the internal courtyard.

The upper floor, connected by another internal staircase, features a second, bright living area with a kitchenette and direct access to the terrace overlooking the internal courtyard. The sleeping area completes this level, comprising a double bedroom with a walk-in closet and en suite bathroom.

The layout of the space allows for the creation of two functionally independent units within the same property, making the loft extremely versatile and suitable for both residential and mixed-use use.

Condominium parking space on a rotating basis.

### Certificates

#### Energy Class:

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## Property information

<b>Ref.:</b> H 115945	<b>Reason:</b> Sell
<b>Type:</b> Loft	<b>Region:</b> Piemonte
<b>Province:</b> Torino	<b>Municipality:</b> Torino
<b>Area:</b> Regio Parco	<b>Price:</b> € 450.000
<b>Total sq.m.:</b> 173 sm	<b>Bedrooms:</b> 2
<b>Bathrooms:</b> 2	<b>Rooms:</b> 4
<b>Total Floor:</b> 3	<b>Lift:</b> Yes
<b>Age Construction:</b> 1930	<b>Condo fee:</b> € 225
<b>Available:</b> Yes	









