

## Apartment for Sale to Torino Area: Pozzo Strada



### 95 sqm | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

In Via Lancia, on the corner with Corso Monte Cucco, we offer for sale an elegant three-room apartment of 95 square meters located on the fifth and top floor of a stately building, currently undergoing total renovation with modern finishes and quality materials.

Entrance to a bright living area of 26 m<sup>2</sup> with kitchenette and access to the balcony overlooking the internal courtyard.  
The hallway separates the sleeping area, consisting of two spacious bedrooms: one of 20 m<sup>2</sup> and one of 12 m<sup>2</sup>, both with access to the second balcony overlooking Via Lancia.  
Two bathrooms, both with shower.  
Practical and functional storage room.  
The property includes a cellar.

The apartment will be finished with high-quality materials, starting with the floors, which will be made of light oak wood-effect porcelain stoneware, creating a warm and elegant atmosphere. The single-block PVC windows with selective low-emissivity glass will guarantee excellent thermal and acoustic insulation.

In the bathrooms, the walls will be covered with porcelain stoneware tiles in neutral tones, as an alternative to enamel. The sanitary fixtures will be floor-standing, flush with the wall, while the ultra-slim stone-effect shower trays, with tempered glass enclosures, will give a contemporary touch to the rooms.

The plumbing and heating system will be completely renovated, with aluminum wall radiators for optimal heat distribution and heated towel rails in the bathrooms.

Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

**Chiusano & C. Torino**

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The lighting will be taken care of down to the smallest details, with a latest-generation electrical system equipped with Biticino Matix GO plates, recessed LED spotlights for diffused lighting and the predisposition for a possible alarm system.  
The heating is centralized with thermostatic valves.

Energy class being defined, will be defined upon completion of the apartment.

## Certifications

**Energy Class:**  
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## Property details

**Ref.:** 13215

**Reason:** Sale

**Type:** Apartment

**Region:** Piemonte

**Province:** Torino

**Municipality:** Torino

**Area:** Pozzo Strada

**Price:** € 278.000

**Total sq.m.:** 95 sqm

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 3

**Lift:** Yes

**Condo fee:** € 120

**Available:** Yes  
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## Features

Tv Antenna

Tv SAT

Air-Conditioned

Parquet

Shutters



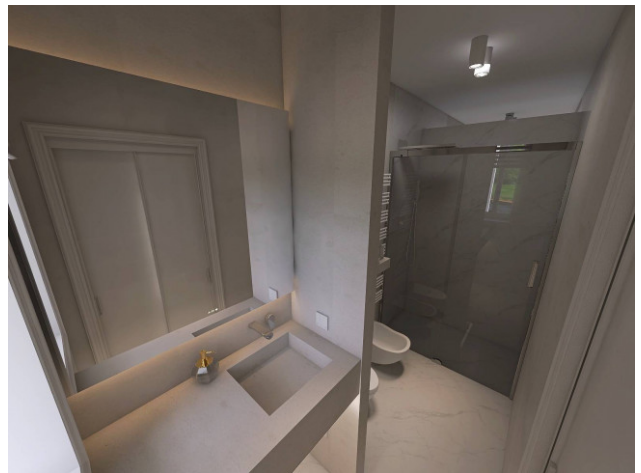
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