

San Mauro Torinese - Piemonte

# Oasis of Prestige in San Mauro Torinese

Property ID: IT261252951



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 1.650.000 EUR • LIVING SPACE: ca. 500 m<sup>2</sup> • ROOMS: 14**

**Property ID: IT261252951 - 10099 San Mauro Torinese - Piemonte**

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## At a glance

<b>Property ID</b>	<b>IT261252951</b>	<b>Purchase Price</b>	<b>1.650.000 EUR</b>
<b>Living Space</b>	<b>ca. 500 m<sup>2</sup></b>	<b>House</b>	<b>Single-family house / Detached house</b>
<b>Rooms</b>	<b>14</b>	<b>Commission</b>	<b>subject to commission</b>
<b>Bedrooms</b>	<b>6</b>	<b>Total Space</b>	<b>ca. 650 m<sup>2</sup></b>
<b>Bathrooms</b>	<b>5</b>	<b>Equipment</b>	<b>Terrace, Swimming pool, Fireplace</b>
<b>Type of parking</b>	<b>4 x Outdoor parking space, 1 x Garage</b>		

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## **Energy Data**

<b>Type of heating</b>	<b>Single-storey heating system</b>
<b>Energy information</b>	<b>At the time of preparing the document, no energy certificate was available.</b>

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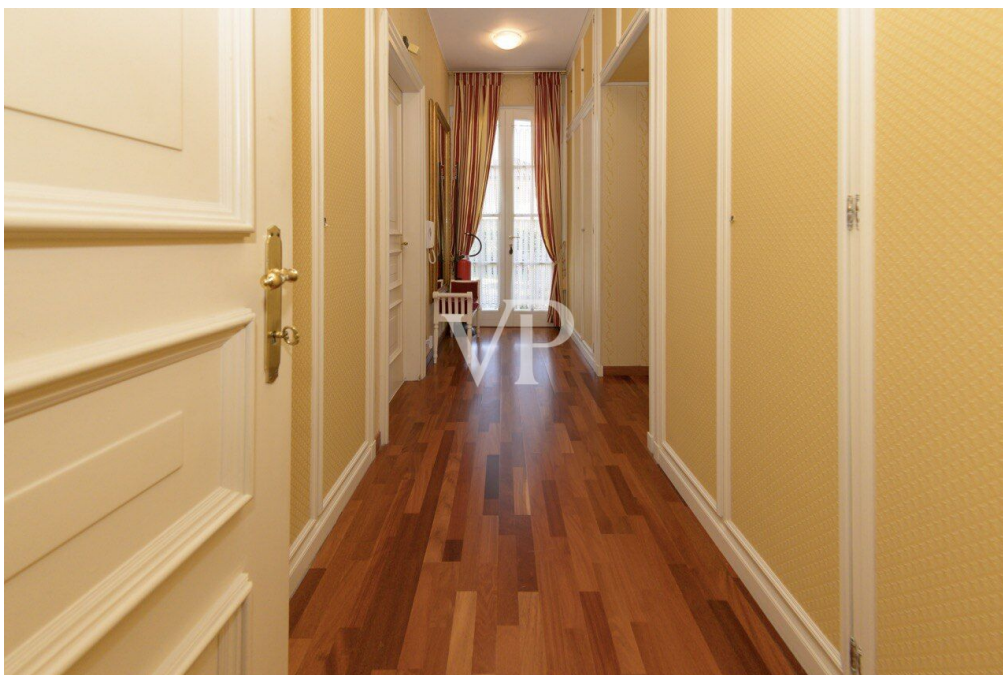
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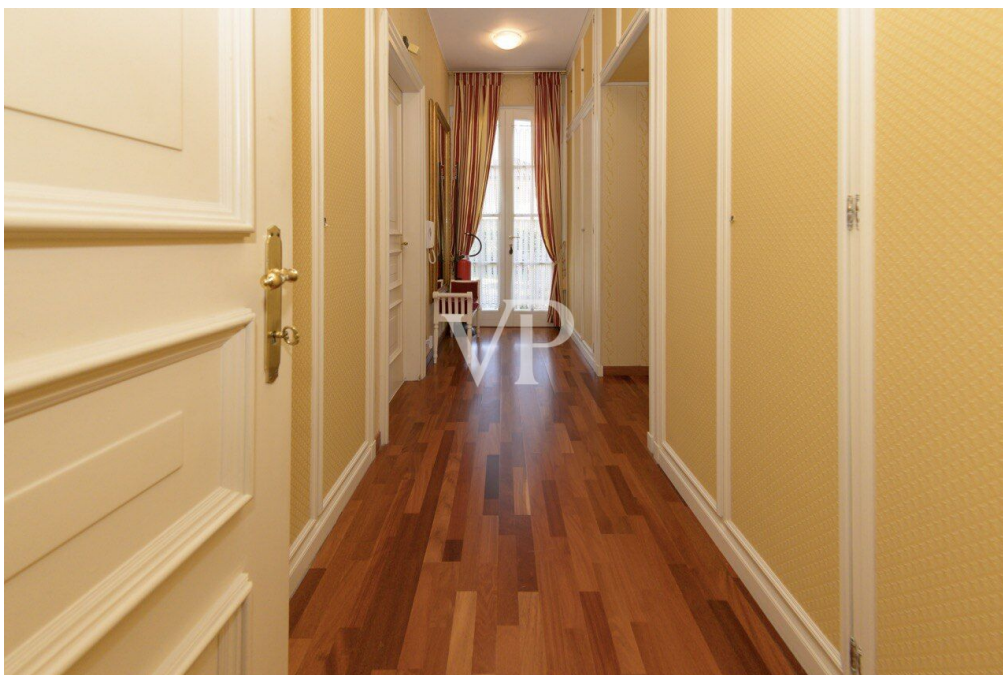
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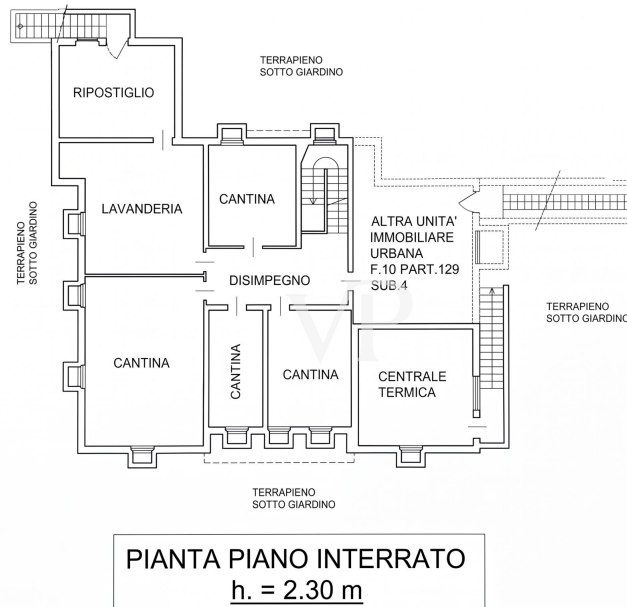
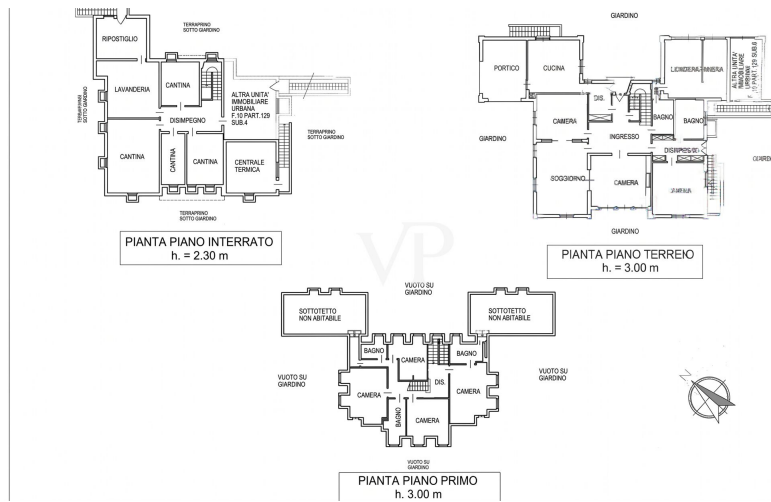
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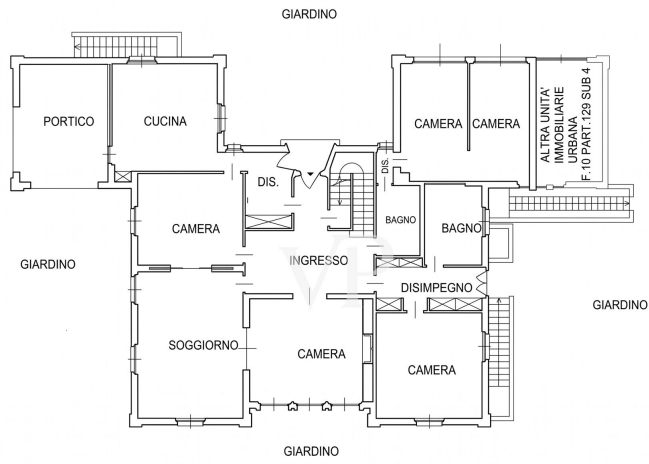
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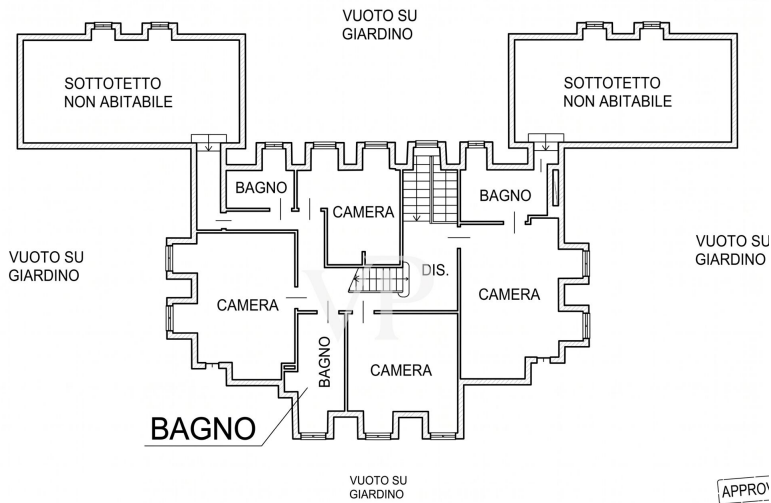
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# Floor plans





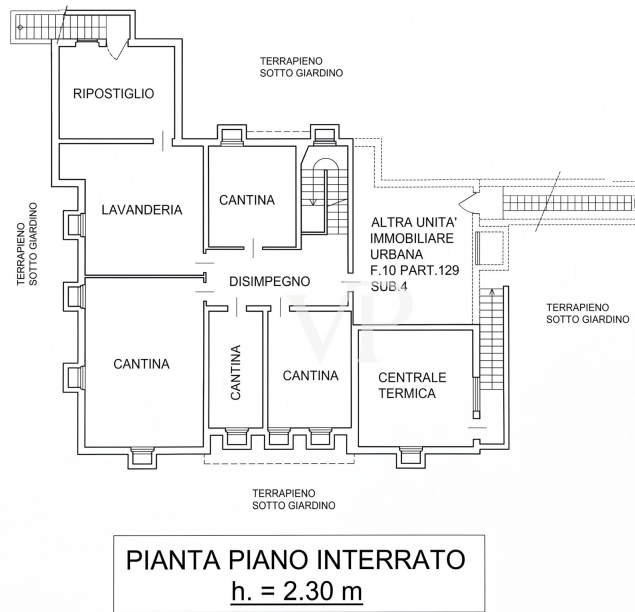
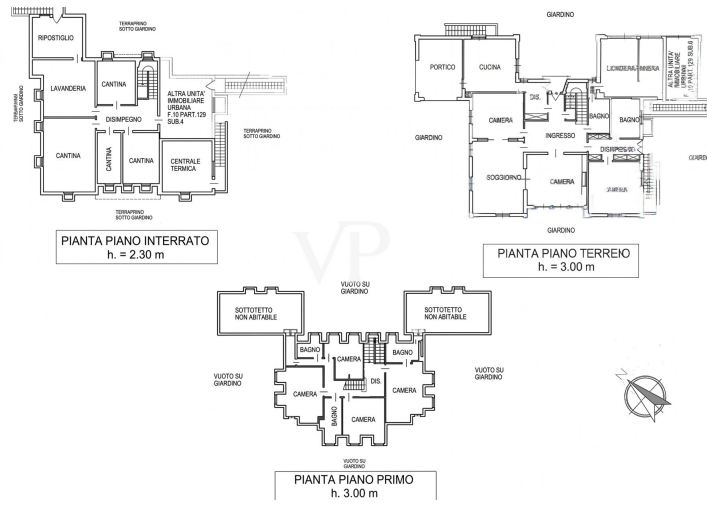
PIANTA PIANO TERRENO,  
h. = 3.00 m

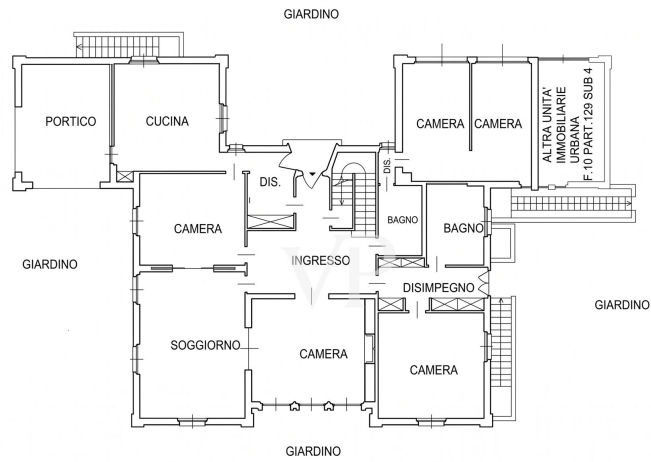


PIANTA PIANO PRIMO  
h. = 3.00 m

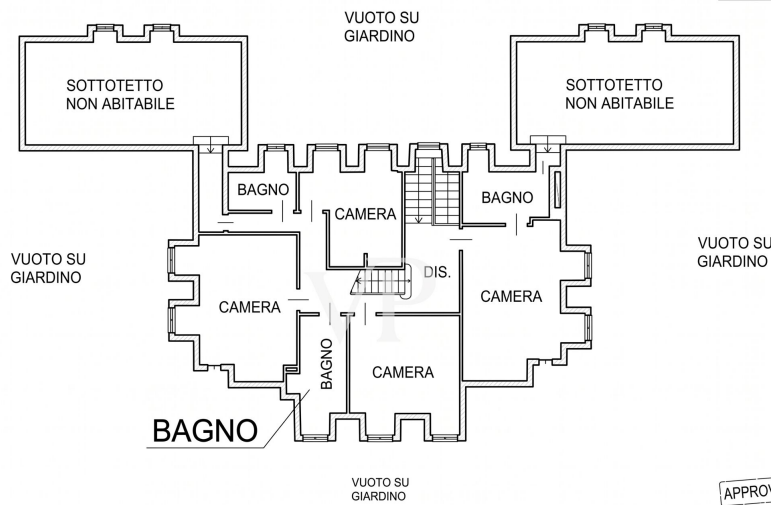
APPROVATO

II  
TRACCEZZO P





PIANTA PIANO TERRENO,  
h. = 3.00 m



PIANTA PIANO PRIMO  
h. = 3.00 m

APPROVATO

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This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

### **An Oasis of Prestige in San Mauro Torinese**

Nestled in a dominant position on the renowned hillside of San Mauro Torinese, we offer for sale a residence of unparalleled charm. This exclusive property combines the utmost privacy with breathtaking views encompassing the entire city of Turin and the majestic Basilica of Superga.

Surrounded by a wonderful private park of 14,000 square meters, which alternates manicured flat gardens with lush wooded areas, the villa offers total seclusion and a privileged contact with nature, while remaining just a few minutes from the beating heart of the Savoy capital.

### **Distribution of Spaces**

The mansion boasts an interior area of about 550 square meters, expertly distributed and ready to be shaped according to the highest demands of comfort and design:

**Ground Floor | The Representation Area:** Eight rooms of generous square footage, flooded with natural light. Ideal spaces to accommodate majestic reception halls, elegant dining rooms, professional studios or refined areas dedicated to receiving guests.

**First Floor | The Night Area:** Four spacious bedrooms designed to provide maximum privacy and relaxation, enhanced by unique panoramic views of the surrounding landscape.

**Basement | Services and Wellness Potential:** In addition to technical rooms and a large laundry area, the floor houses perfectly dry cellars that lend themselves beautifully to the creation of an exclusive Spa/Wellness area, a fitness room or a wine cellar for true connoisseurs.

### **Vocation of the Property**

With its impressive square footage and excellent room versatility, the estate represents a "blank canvas" for multiple real estate projects of the highest caliber:

**Private Residence of Excellence:** A manor house of absolute prestige, with infinite scope for architectural customization for those seeking an uncompromising lifestyle.

**Corporate Headquarters:** The perfect location for a highly representative corporate headquarters, capable of conveying authority, elegance and confidentiality to international clients and partners.

**Luxury Receptive Development: A once-in-a-lifetime opportunity for the creation of an elite hospitality facility, a boutique hotel or a relais immersed in greenery, capable of attracting a discerning clientele in search of unique experiences.**

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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