

Rondissone - Piemonte

Historic farmhouse with a pool and private courtyard

Property ID: IT261253132

IN THE BEST LOCATION FOR YOU



PURCHASE PRICE: 780.000 EUR • LIVING SPACE: ca. 396,24 m² • ROOMS: 21

Property ID: IT261253132 - 10030 Rondissone - Piemonte

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At a glance

Property ID	IT261253132
Living Space	ca. 396,24 m ²
Rooms	21
Bedrooms	7
Bathrooms	8

Purchase Price	780.000 EUR
House	Service area [motorway]
Commission	Subject to a commission
Total Space	ca. 854 m ²
Equipment	Swimming pool, Fireplace, Balcony

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Energy Data

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

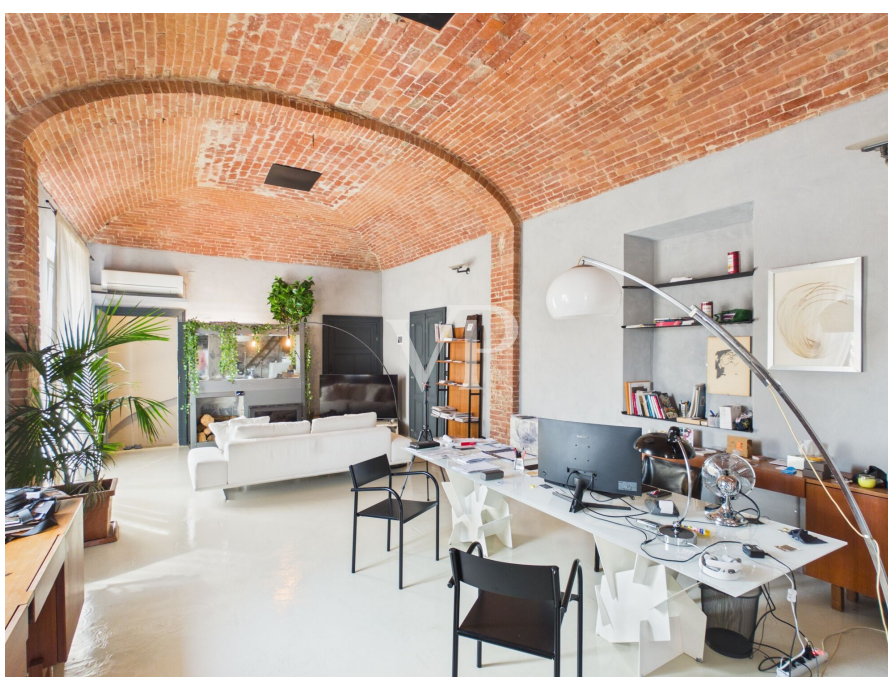
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IN THE BEST LOCATION FOR YOU



VON POLL
REAL ESTATE



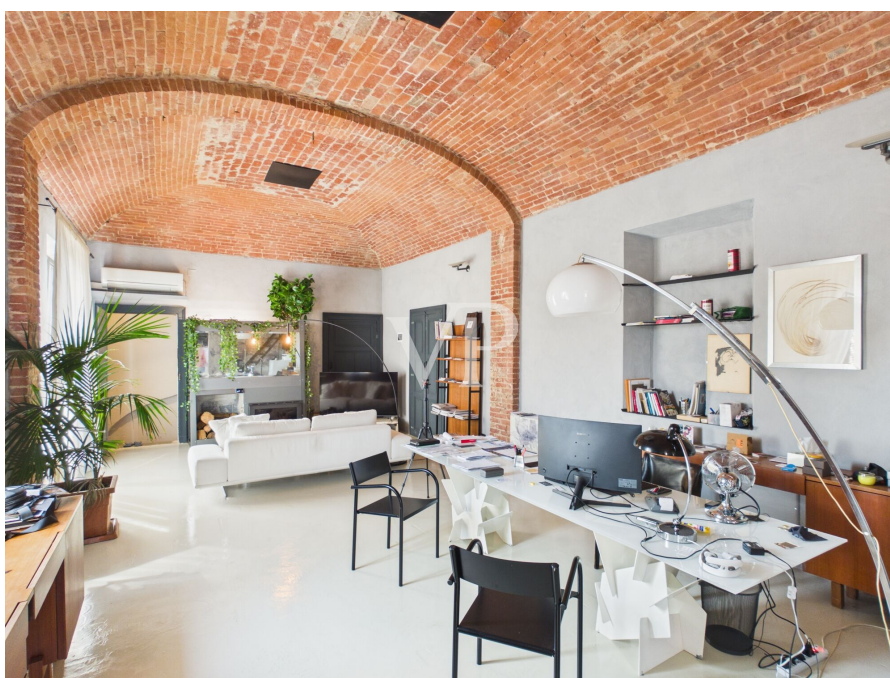
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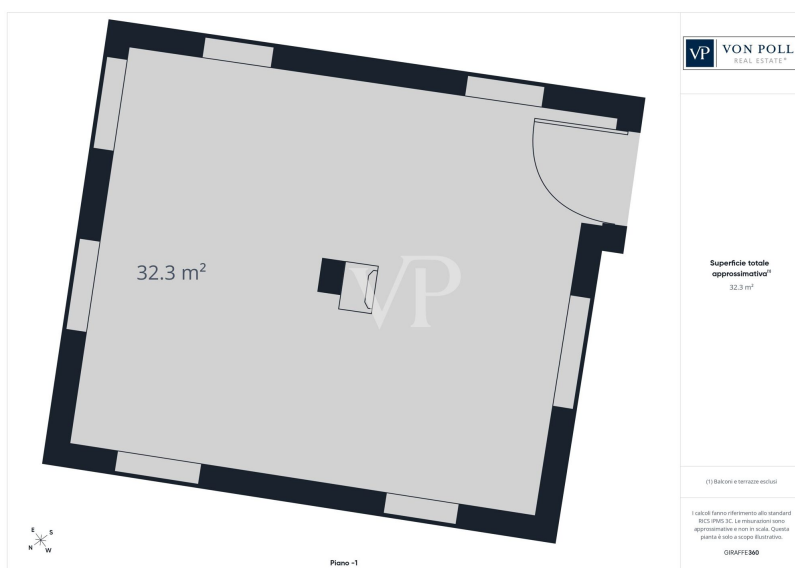
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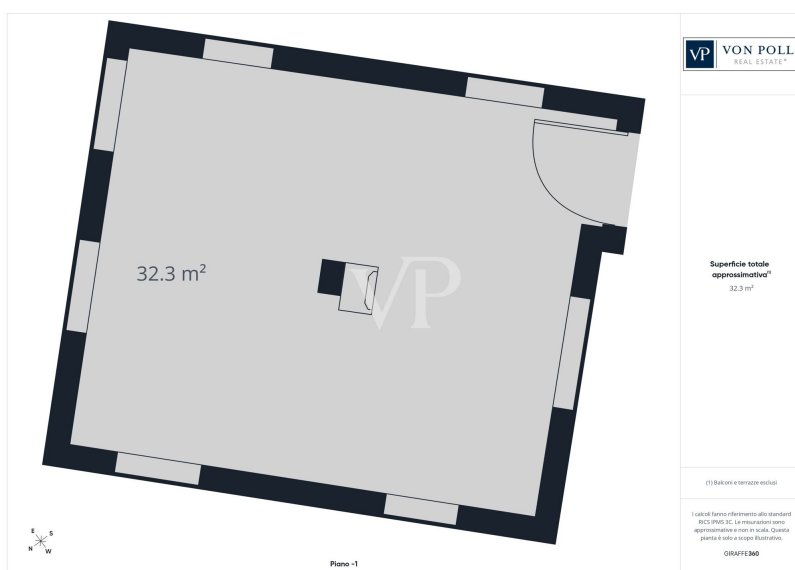
Floor plans











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

Prestigious Historic Village with Pool: A Strategic Hub Between Turin and Milan

In the historic center of Rondissone, in an exceptional location near the Turin-Milan highway, we are offering for sale “Borgo delle Rondini,” a charming late-19th-century property that has been completely and tastefully renovated.

The property represents a perfect blend of historic charm and modern comfort, ideal both as a prestigious multi-family residence and as a highly profitable hospitality investment (B&B, short-term rentals, or boutique hotel), thanks to its exceptional accessibility:

- **Downtown Turin:** reachable in about 25 minutes.
- **Milan:** quick access via the nearby A4 highway.
- **Air Connections:** ideally located for quick access to Turin Caselle Airport and the international hub at Milan Malpensa.

The Property and Private Courtyard

The property consists of two independent buildings, connected by a beautiful and secluded inner courtyard with a pool and barbecue area—a true oasis of privacy. The property comprises over 21 rooms with a total of 8 bathrooms, divided as follows:

- **6 Independent Apartments:** Each unit features its own private balcony entrance and high-end finishes (exposed brick ceilings, new windows and doors, and a working fireplace). The current layout includes 1 loft, 3 two-room apartments, and 2 studio apartments.
- **Common Areas and Resort Amenities:** a shared kitchen with a wood-fired oven (perfect for events or breakfasts), a fitness area/gym with a bathroom dedicated to the pool, a charming panoramic tower, and a historic wine cellar.

Versatility and Sustainability

The complex stands out for its incredible flexibility of use. It is already set up for high-end hospitality operations, catering to both international tourism and business travelers passing through on the Turin-Milan route. Alternatively, it lends itself magnificently to hosting multiple families who wish to share exclusive spaces while maintaining complete independence.

The property is also future-oriented from an energy standpoint, equipped with independent heating and a photovoltaic system serving the entire structure.

A unique real estate opportunity offering versatility, historic charm, and connectivity to the major economic and airport hubs of Northern Italy.

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Details of amenities

- Swimming pool
- Gym area
- Wood-fired oven
- Fireplace
- Solar panel system

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All about the location

Strategic location between Turin and Milan

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Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: milano@von-poll.com

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