

Moncalieri

# Charming Penthouse in a Historic 17th-Century Villa with a Private Park – Moncalieri

*Property ID: IT261253145*

IN THE BEST LOCATION FOR YOU



**PURCHASE PRICE: 395.000 EUR • ROOMS: 5**

**Property ID: IT261253145 - 10024 Moncalieri**

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## At a glance

|             |             |
|-------------|-------------|
| Property ID | IT261253145 |
| Rooms       | 5           |
| Bedrooms    | 1           |
| Bathrooms   | 1           |

|                |                         |
|----------------|-------------------------|
| Purchase Price | 395.000 EUR             |
| Type           | Apartment               |
| Commission     | subject to a commission |
| Total Space    | ca. 119 m <sup>2</sup>  |
| Equipment      | Fireplace               |

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## Energy Data

Type of heating Single-storey heating system

Energy Certificate Energy demand certificate

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## The property



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## The property



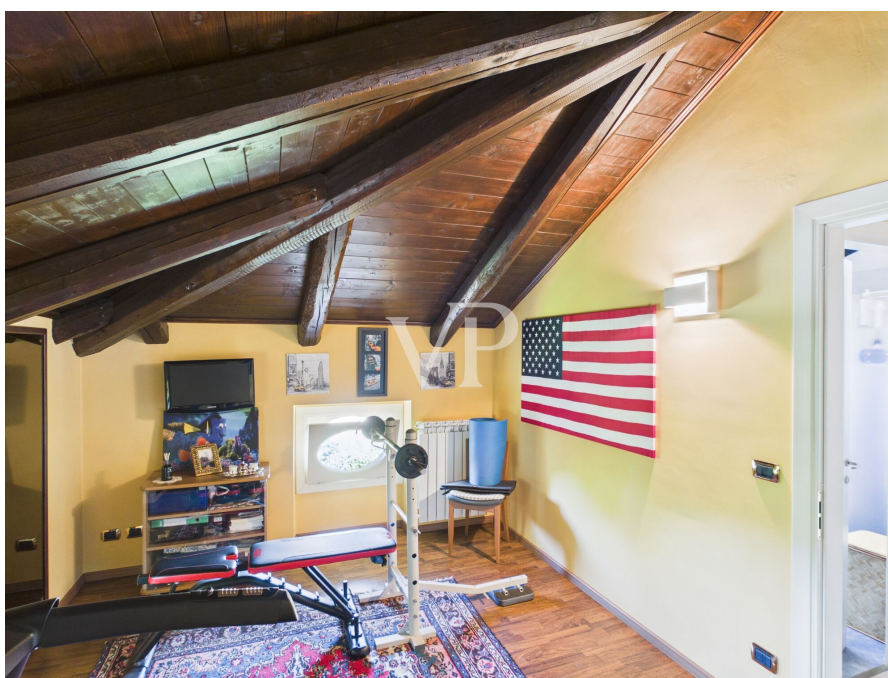
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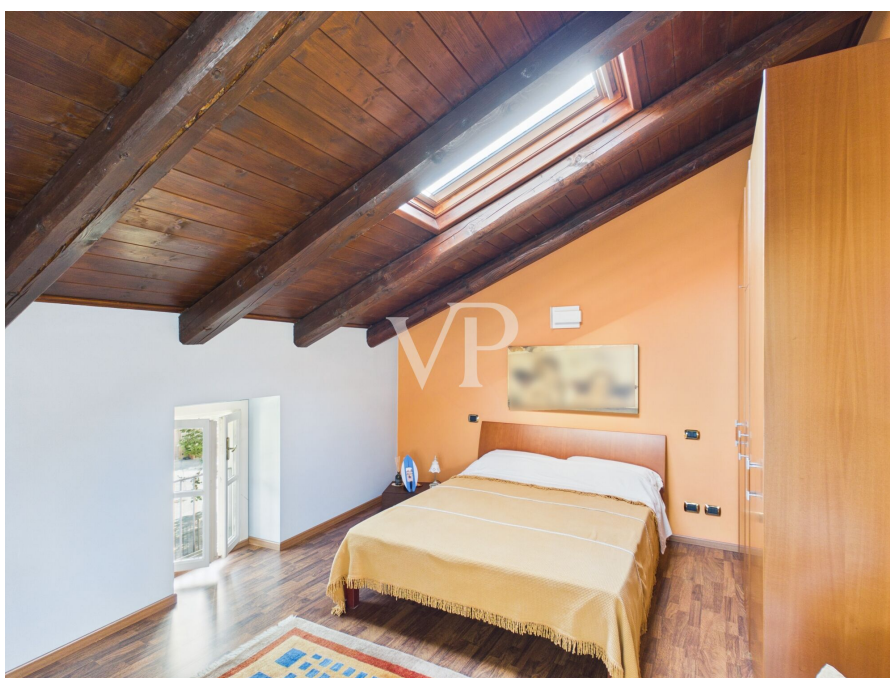
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VON POLL  
REAL ESTATE



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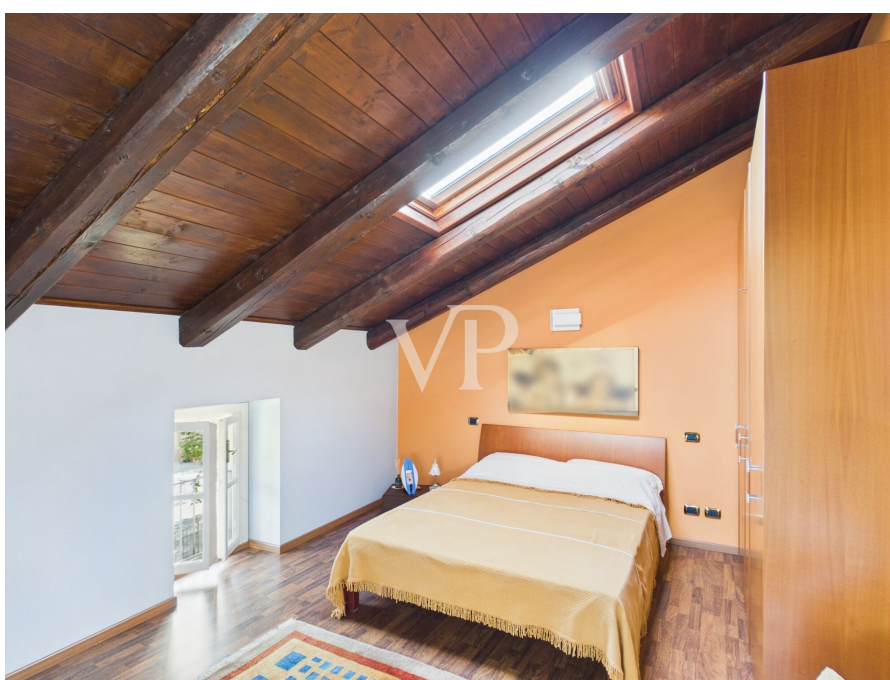
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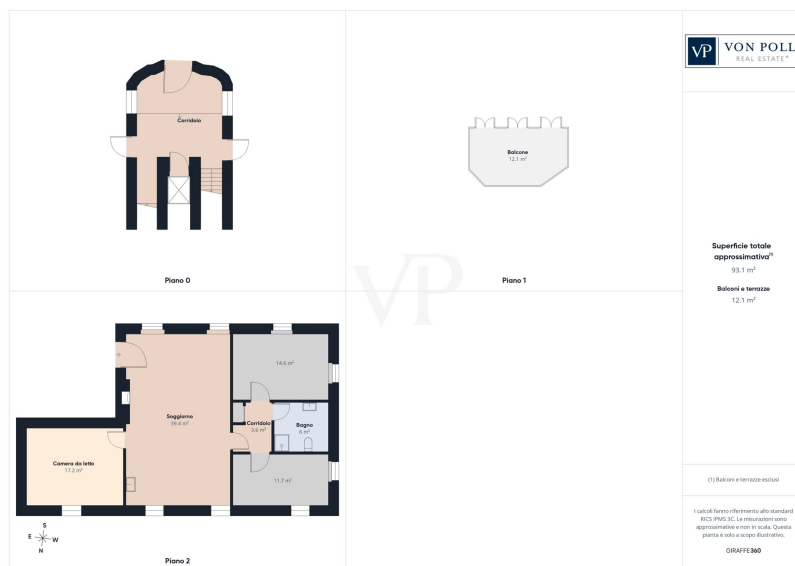
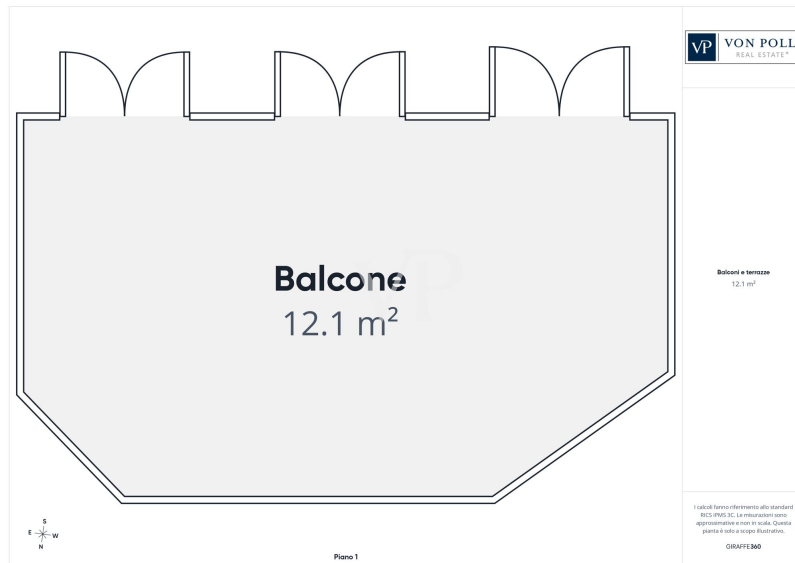
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## Floor plans









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

### Charming Penthouse in a Historic 17th-Century Villa with Private Park – Moncalieri

Nestled amid the fragrances and tranquility of Moncalieri's prestigious hillside, within the refined setting of Villa Grassi—a noble 17th-century residence—we are offering for sale an enchanting attic apartment with sloped ceilings located on the second floor.

A welcoming home offering rare privacy, designed for those seeking a haven of absolute tranquility and security, immersed in nature yet just a short distance from major amenities and the city.

An elite setting: the poetry of the park and the security of the concierge service

Living at Villa Grassi means choosing a lifestyle centered on well-being and privacy. The residence is embraced by a marvelous centuries-old park for the exclusive use of residents: a true oasis of peace where time seems to stand still, perfect for strolling and recharging amidst the greenery.

To ensure complete peace of mind, the property features a 24-hour security and concierge service, which provides discreet surveillance and impeccable maintenance of the entire grounds year-round.

An intimate, warm, and charming atmosphere

As you step through the apartment's doorway, you're greeted by an immediate sense of warmth, enhanced by the beautiful exposed wooden beams, hardwood floors, and natural light that gently bathes the rooms.

The heart of the home unfolds into a charming and intimate open-concept space with a kitchenette. This cozy, atmospheric space is enhanced by a delightful working fireplace, ideal for warming winter evenings and offering moments of absolute relaxation. Unlike traditional attic apartments, the interior ceiling heights (with a minimum of approximately 2 meters) provide an airy feel, comfort, and full livability in every corner.

The fluid and harmonious layout includes:

A cozy and charming open-concept space with a fireplace and kitchenette

Three rooms finished with elegant hardwood floors, currently used as the master bedroom, study, and fitness area, which can easily be customized to suit your preferences

A comfortable bathroom, ready to be finished with high-quality details.

Comfort and Exclusivity

Rounding out this splendid property are highly practical amenities: a spacious private garage (suitable even for large vehicles), the option of a second parking space within the villa's fenced-in grounds (particularly convenient for guests), and a large wine cellar of approximately 15 square meters.

Your New Prestigious Home

Set in a secluded neighborhood inhabited by only a few select families, this property is the ideal choice for clients seeking the charm of history, the tranquility of nature, and the

security of a protected setting, all within the most exclusive setting on the Moncalieri hillside.

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## Details of amenities

Private covered garage, attached basement, private garden, 24-hour security guard, condensing boiler, working fireplace

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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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