

Property Class:

Town - City Home

Property Price (in €):

€ 2,450,000

Location:

Turin

Description:

The property is located in the district Cit Turin, one of the most beautiful areas of Turin, historic and prestigious capital of the Piemonte

Palazzetto del Giglio was born in 1905, structured from heaven to earth on four floors, with the development of a floor area equal to 1,064 square meters of building, as well as an outside area of 260 square meters, including a two-car garage.

Both outside and inside the building are still present ancient decorations and finishes which was received today in perfect condition, thanks to the restoration work carried out in the early nineties.

The current intended use is hotel, but the chances of conversion are many and may include: commercial, office and residential use. Energy Efficiency Rating: F ipe 249,03 kWh/m²

Location:

Piedmont . Turin Centre - Cit Turin neighborhood .

Turin is a big and important town in northern Italy , the capital of the Piemonte region, rich in history and a center of excellence in the arts , tourism and technology. And crossed by the river Po , which ideally divides the hilly area from that of the plains. The center is characterized by expanses of arcades in attendance over 18 km and prestigious historic buildings, including the Royal Palace , Palazzo Madama and Palazzo Carignano , just to name some of the most famous.

Turin has two metro lines and is well connected by rail to other cities, such as Milan, accessible by high-speed trains in less than 45 minutes. Even Caselle Airport , which is just 16 kilometers from the city eases travel domestic and international .

Palazzetto del Giglio is located in the center of Turin , in the district Cit Turin (Torino small) , with its Art Nouveau buildings , is a fine crop of history and elegance of Turin. It is crossed by the famous Corso Francia , a boulevard dotted with dozens of historic houses late nineteenth century, early twentieth century, the historical period of greater spread of Liberty. Turin , which in the architect Pietro Fenoglio had its greatest exponent . Around Palazzetto del Giglio arise many historic buildings, including the famous Palazzo del Drago and Villino Raby. Nowadays Cit Turin is a modern neighborhood and very well attended , with many shops and restaurants , where , among others, there is also the famous painter Ugo Medlar studio and the headquarters of the Province of Turin . Soon it will be completed the engineering work of the IntesaSanPaolo skyscraper in this area. At short distance from the property you'll find the Principi D' Acaja subway station

Description:

The property is an important and prestigious real estate investment, easily adaptable to multiple uses.

It was built in 1905 , in the full advent of Art Nouveau in Turin. Situated in the corner of two streets , it has excellent brightness to the premises , as well as an easier versatility of the rooms.

The only border is another building of the same period of construction , and the whole south-west side is free and overlooks the property .

The conditions of the external parts are great : in 1990 a specialized effected roof replacement and restoration of the façade, with great attention paid to preserving the original decorations and bow window corner .

Palazzetto del Giglio is divided from heaven to earth on four floors , each with its habitability.

The intended use is current hotel .

On the first floor (256 square meters) , the local entry passes next to a first room , currently used as a reception, and leads to a spacious and charming atrium , richly paved with a mosaic of decorated tiles, dating back to the early years of the past century. The salon is composed of the splendid original staircase, clad in Italian marble with a wrought-iron railings. The living area is represented by a large living room overlooking the courtyard . There are also four large bedrooms with its service.

The use of the hotel property offers a total of 15 rooms, each with its own service .

We climb to the first floor , where we encounter a room of 32 sqm very bright and spacious terrace overlooking and then the beautiful corner room, where there is a nice bow window, based on architectural

feature of the building.

Three more bedrooms complete the floor .

The upper floor is the second and last . The form typically sloping ceilings, gives the six rooms a cozy and romantic at the same time .

Finally, there is the basement , which, with its 256 square meters, fully rendered habitable , the property offers an added value in terms of exploitability . They were in fact obtained a large kitchen, a tavern with a fireplace, a home office , as well as several technical rooms and closets .

Natural but essential to the completion of Palazzetto del Giglio is the outer area of the property, adjacent to the building , with access from the ground floor or even from the gate, which allows the carriage entrance . Insists on the area a ' garage in which two cars are comfortably sheltered ; also the area itself can be used for many cars (at least six) .

The courtyard also houses the central heating plant, new and equipped with the skills necessary energy in the whole building .

Superficie utile:(1032|net surface)

Vani:(13|rooms)

Bagni:(20|bathrooms)

Camere:(15|bedrooms)

State of repair:

The external works of the Palazzetto del Giglio , dating back to the early nineties , covered the facade , with the resumption of the decorations and the original roof , completely rebuilt with Portuguese tiles . Inside are the original flooring of the time of construction, especially beautiful wood parquet ornate, that have been restructured recently.

The windows and doors were renewed in 2008, as are the bathrooms throughout the building .

Both the electrical and hydraulic exist and are in accordance with the relevant certifications .

The property has a video surveillance system .

Utilities:

There are all necessary utilities .

The gas supply from connection to the municipal network of natural gas .

That water is ensured by connection to waterworks .

Energy Efficiency Rating: F ipe 249,03 kWh/m²

Land registry details:

Palazzetto del Giglio is regularly piled to NCEU (map building) of the City of Turin.

Ownership Details/Contractual Obligations:

The property is owned by one person .

On the same mortgaged in favor of Banca Popolare di Novara for a remaining loan that will be settled before signing the deed of sale.

There are no easements or rights of third parties on the property.

Potential Land Use:

The purchase of this property represents the ideal investment in a European capital . The location and characteristics of the property are of the typical unique character, in great demand by foreign customers.

The current target is hotel-like (category D / 2), but of equal importance are also other possible uses:

- OFFICE USE. The complete independence of the building, making it suitable for the construction of a branch of a bank or insurance , favored mostly by putting in a condition of fitness for use of the basement , ideal for vault or archive. Still the building can become the location of operating a professional or group practices .

- COMMERCIAL USE . A commercial activity, such as a fashion atelier , be affected positively the beauty of the building and the unmistakable imprint Liberty . It is also very easy to reach Palazzina del Giglio , thanks to the nearby subway station of "Corso Francia" there are many commercial types matched to the property itself .

- RESIDENTIAL USE . In terms of housing , the size and the type of property investor have different solutions , such as the realization of more apartments or a single family home property.

To see other similar properties, please visit our website www.greestate.it.

Property Tags:

Garage

Terrace

Address:

San Donato

Services:

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Square Meters (m²):

1 064

Rooms:

13

Bedrooms:

15

Bathrooms:

20

Year of Construction:

1905

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