

## Semi-detached for sale in Toirano

€ 240.000

Ref. 38601013-241



**99 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 3**

Immersed in the charm of the historic centre of Toirano, stands this elegant 4-storey townhouse, ready to conquer the eyes and hearts of lovers of luxury and comfort.

The property, the result of a skilful restoration, extends over a total surface area of over 100 square meters and has 3 rooms, 1 bedroom and 1 bathroom, thus offering an intimate and welcoming atmosphere. Every detail of this residence has been taken care of with the utmost attention, starting from the choice of materials to the high-quality finishes, which make each room unique and refined.

The American rarice parquet, the resin and the 19th century terracotta floor give it a timeless elegance, while the rust-effect Corten staircase introduces a touch of modernity. The air system and climate-controlled heating guarantee maximum comfort in every period of the year, while the methane gas boiler ensures high energy efficiency.

The triple-glazed PVC windows offer excellent thermal and acoustic insulation, while the custom-made and exclusive furnishings complete the atmosphere of luxury and refinement. The eat-in kitchen, equipped with modern appliances and a large central island, represents the heart of the house, perfect for welcoming friends and family for unforgettable dinners.

While the room, equipped with a cinema-effect video projector wall, guarantees unique moments of relaxation and entertainment.

But the real jewel of this residence is the 30 m2 solarium terrace, partially covered and partially closed by a full-glass window, which offers a breathtaking view of the roofs of the historic center, a true oasis of peace and tranquility.

Every detail has been designed to offer maximum comfort and beauty, where design and quality finishes combine to create an atmosphere of relaxation and well-being. There is no shortage of typical Ligurian architectural elements, such as vaulted ceilings and stone walls, which add a touch of authenticity and charm to this one-of-a-kind residence.

Furthermore, a romantic wood-burning fireplace completes the picture, with its warm flame creating a welcoming and suggestive atmosphere.

There is no doubt that this townhouse represents a unique opportunity for those who wish to live in an exclusive and luxurious environment, immersed in the charm of a historic center rich in history and culture.

Don't miss the opportunity to become the owner of this real estate jewel, ready to welcome and pamper its future inhabitants.

## Certification

**Energy Class:** C

**EPGInr:** 87.23 kwh/□

## Features

Code: 38601013-241

Reason: Sale

Categoria: Semi-detached

Address: via Toracco

Zip Code: 17020

Municipality: Toirano

Total Square Meters: 99 sq.m.

Bedrooms: 1

Bathrooms: 1

Rooms: 3

State of Preservation: Restored

Level: 4

Total Floor: 4

Heating: Air-Conditioned

Current Status: Free to sell

Terrace: endowed, 30 sq.m.

Kitchen: Regular Kitchen

Terrace : 25 □

Tv Antenna

Porch : 10 □

Tv SAT

Closet

Fireplace

Air-Conditioned

Parquet

Telephone System

Wiring

Sanitary Suspended

Shower : Shower

Aluminum Frames

Shutters : aluminium

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices



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Restaurant	Golf CLub
Equestrian club	Highway
tourist harbor	Surf area
Shops	Bus stop
public parking	Supermarket
Outdoor	Park
Pine grove	Hotels
B&B	medical practice
Hospital	







