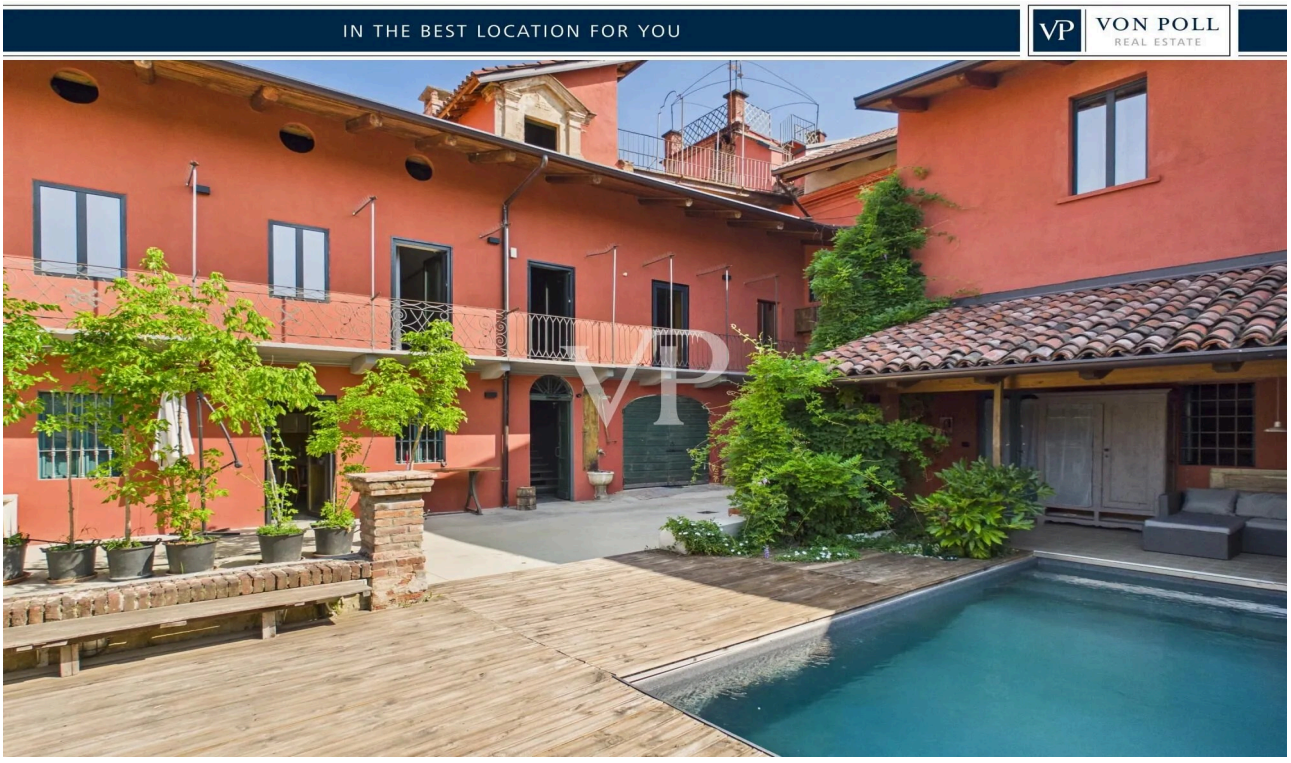
Rondissone – Piemonte

Historic farmhouse with a pool and private courtyard

Property ID: IT261253132



PURCHASE PRICE: 715.000 EUR • LIVING SPACE: ca. 396.24 m^2 • ROOMS: 21

Property ID: IT261253132 - 10030 Rondissone – Piemonte

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT261253132 - 10030 Rondissone – Piemonte

At a glance

Property ID	IT261253132
Living Space	ca. 396.24 m²
Rooms	21
Bedrooms	7
Bathrooms	8

Purchase Price	715.000 EUR
House	Service area [motorway]
Total Space	ca. 854 m²
Condition of property	Modernised
Equipment	Swimming pool, Fireplace, Balcony

Property ID: IT261253132 - 10030 Rondissone – Piemonte

Energy Data

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

Property ID: IT261253132 - 10030 Rondissone – Piemonte

The property

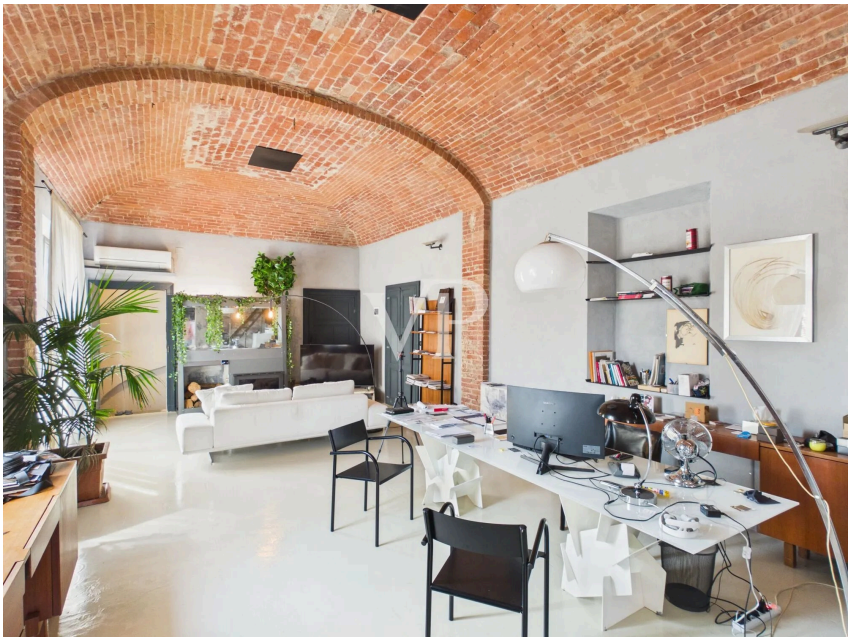




Property ID: IT261253132 - 10030 Rondissone – Piemonte

The property





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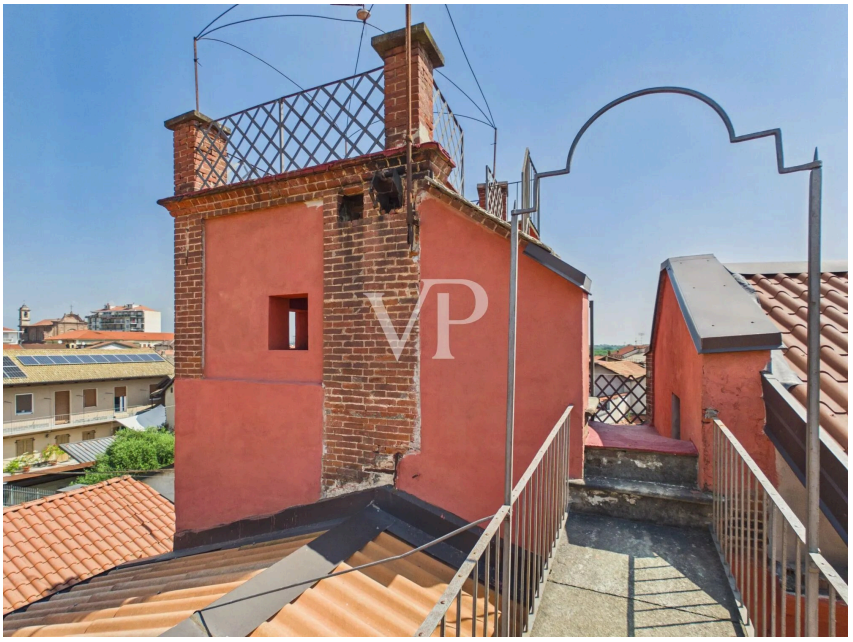
The property





Property ID: IT261253132 - 10030 Rondissone – Piemonte

The property





Property ID: IT261253132 - 10030 Rondissone – Piemonte

Floor plans







Piano 1

VON POLL REAL ESTATE

Superficie totale approssimativa[1]
250.9 m²

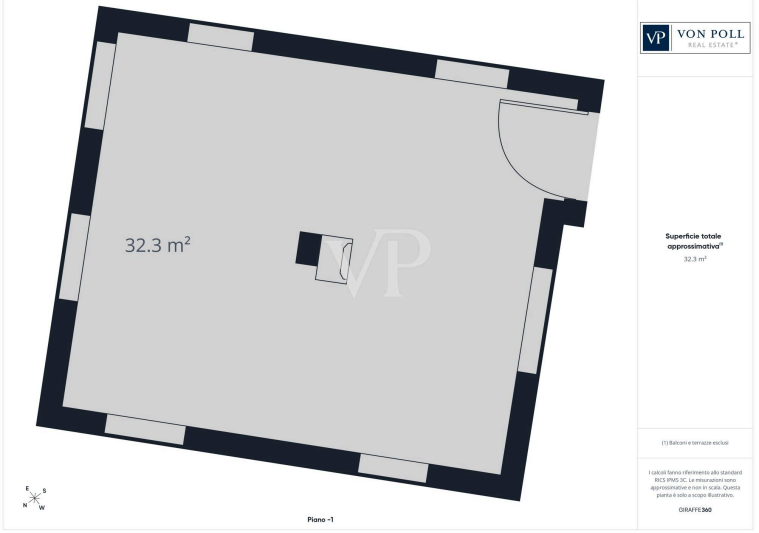
Altezza ridotta
1.8 m²

(1) Balconi e terrazze esclusi

Altezza ridotta
------ Inferiore a 1.5 m

I calcoli fanno riferimento allo standard RICS IPMS 3C. Le misurazioni sono approssimative e non in scala. Questa pianta è solo a scopo illustrativo.

GIRAFFE360



Piano -1

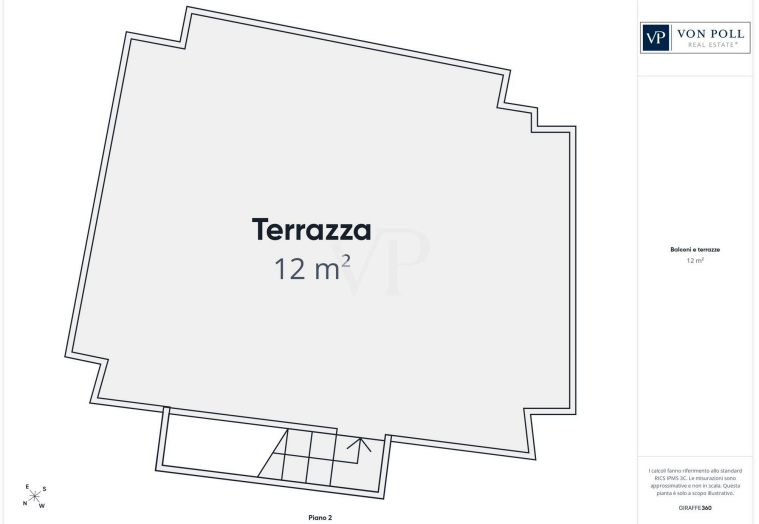
VON POLL REAL ESTATE

Superficie totale approssimativa[1]
32.3 m²

(1) Balconi e terrazze esclusi

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Piano 2

VON POLL REAL ESTATE

Balconi e terrazze
12 m²

I calcoli fanno riferimento allo standard RICS IPMS 3C. Le misurazioni sono approssimative e non in scala. Questa pianta è solo a scopo illustrativo.

GIRAFFE360

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.

Property ID: IT261253132 - 10030 Rondissone – Piemonte

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.

Property ID: IT261253132 - 10030 Rondissone – Piemonte

Details of amenities

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

Property ID: IT261253132 - 10030 Rondissone – Piemonte

All about the location

Strategic location between Turin and Milan

Property ID: IT261253132 - 10030 Rondissone – Piemonte

Contact partner

For further information, please contact your contact person:

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