

## Dimora storica nel centro del Borgo di Casalnoceto Piemonte

€ 295,000,00

Ref. RH0019

### Contact us

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 Surface  
**540,00 sqm**

 Rooms  
**9**

 Bedrooms  
**6**

 Bathrooms  
**2**

 Energy label  
**E**

 from Milan  
**78**

 Altitude  
**158,00 m asl**

 Green  
**1000 mq**

An early twentieth-century private residence in the centre of Casalnoceto, a village of 959 inhabitants in the province of Alessandria in Piedmont. The village is not far from Tortona, on the border with the province of Pavia. Complete with all basic services. Casalnoceto is also home to an important rehabilitation centre, the "Centro Paolo VI". It remains a place at the crossroads of areas of naturalistic interest and lively cultural, working and leisure activities. A 15-minute trip by car will take you to the enchanting Val Curone and Val Borbera valleys, or Salice Terme, Rivanazzano Terme, Godiasco and Varzi in Oltrepò Pavese. The town is situated at 159 metres above sea level, and its inhabitants are known as "Casalnocetesi".

This villa's spacious charm is visible right from the first glimpse of its white wrought-iron gate and its Italian-style garden. The secluded porch and the walls and hedges separating us from our neighbours make us feel both welcome and protected. Privacy is assured.

The interiors are typical of the stately homes of the last century, with the imposing windows and high vaulted ceilings typical of the Piedmontese architecture of the past, 1930s flooring and rooms of impressive dimensions. Just consider the size of the two living rooms - they are a treasure in themselves. They can be turned into two separate spaces or kept as they are to create a large library or similar. Spaces like this are hard to find, and we consider them a real bonus.

The spacious kitchen is the heart of the home, well-equipped, and user-friendly. The atmosphere is magical, and the direct access to the porch encourages outdoor dining or delicious aperitifs with guests.

The Villa is spread over three floors, totalling 120 square metres of floor space each, connected by an imposing stone staircase.

Also worth mentioning are the outside porch and the hayloft above, with vaulted brick ceiling, and the cellar, also with exposed brickwork. Relaxing, unique, authentic spaces.

The building is in good condition. It needs some modernisation work, but those who love these types of properties know that these changes must be non-invasive. They understand the beauty of owning and living in a home

replete with stories of old, built according to the architecture that has marked the history of our country. These places are unique, and as far as we're concerned, they should be loved and jealously protected just as they are. Today, these mansions - because of their size, layout and artistic value - are ideal for accommodating communities, large families and hospitality activities. We can also imagine them as home to a vocational or music school, a tailoring or painting workshop, a boutique hotel....

And before we forget - separate from the main complex, there is also 450 square metres of land used as a vegetable garden, and a modern garage, located 50 metres from the residence.

Extra Garage and land : 50 sq mtr box - 300 sq mtr land

Portic : 50 sq mtr

Laundry and Cellar :