

## Piacenza Countryside - Historic building complex to be redeveloped



€ 790,000,00

Ref. RH2511021

### Contact us

+39 347 50 88 380

info@romantichouses.com



Surface  
**1,885,00 sqm**



Rooms  
**12**



Bedrooms  
**6**



Energy label  
**Being defined**



from Milan  
**95**



Altitude  
**120,00 m asl**



Green  
**5000**

Historic building complex to be redeveloped, for sale in the town of Lurasco municipality of Alseno, of over 1800sqm on a square area of about 5000sqm fenced by ancient walls and with two accesses, the main one from a beautiful tree-lined avenue.

The main part of the property, with gardens and residential houses, has an independent access and is well divided by the so-called "dead door" from the area of the farm buildings. Here we find a noble room with a vaulted ceiling decorated with frescoes and with an authentic terracotta flooring of the time, as well as solid wood doors, various important elements that make the building, in view of a careful renovation, very interesting.

The type of stable is truly a masterpiece of craftsmanship, it has granite columns supporting exposed brick vaults, a room that if yesterday was reserved for the care of animals today could be qualified as an artistic workshop or other.

A solution with potential to create a private representative residence, a location for celebrations, an experimental technical institute, a museum center, a luxurious wine shop.

We list what is available as buildings:

- a) 676 square meters of agricultural buildings (stable - barn - porch - tool shed);
- b) 685 square meters of historic building on two levels with outbuildings: vat room, cellar, terrace, icehouse, garage, rustic. The roof has recently been rebuilt with exposed beams to preserve the building, internally it is to be restored. Note the existence of a room with a frescoed vaulted ceiling, original flooring, and a beautiful panoramic terrace.
- c) 53 square meters of storage in the historic building;
- d) 238 square meters of dwelling to be partially renovated;

e) 230 square meters in total of 3 small houses to be restored.

**Lusurasco** is a beautiful village in the "**Arda Valley**", an area located between the **Via Emilia** and the hills of Piacenza, one of those places where life flows quietly, immersed in the countryside and at the same time very close to Fiorenzuola d'Arda and the well-known **ancient village of Castell'Arquato**.

Just under 600 inhabitants, Lusurasco is a town that still retains some traces of the rich history of the territory of Piacenza which speaks of medieval castles and ancient palaces with large courtyards. In the village remains the well-preserved church of San Colombano, the unfortunately abandoned castle of Lusurasco and other medieval buildings. Unfortunately, historical notes have been lost, some hints in "Valdarda and Valchero" by Scognamiglio and Macellari and very little in the beautiful book on the castles of Piacenza by Maggi and Artocchini. Nowadays, the development of the town is in the direction of a residential context with few craft and commercial activities. In addition to the Castle, it is also identified by the presence of one of the most flourishing agri-food companies in Emilia.

A trace of the ancient history of Lusurasco is also given by our real estate complex which, due to its conformation, refers to a former convent dating back to 1200/1400. Like all convents, they had reception rooms, individual rooms for the religious, "refectory" rooms, cellars and all parts of the work dedicated to agriculture such as stables, porches, land and gardens, courtyard.

The atmosphere of this place excites, you can well understand the richness that would be had in reassigning a role to these properties, to make them usable for public or private projects.

We are available to listen to your project and your needs and evaluate together if this solution is the opportunity you are looking for. Available to organize inspections only with people who are really interested.