

Alagna - Ancient country house with park in the Lombard Countryside



€ 1,200,000,00

Ref. RH2510019

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Surface
692,00 sqm

Rooms
8

Bedrooms
3

Bathrooms
4

Energy label
Being defined

from Milan
48

Altitude
94,00 m asl

Green
9800

"Beautiful Houses" are difficult to find, they remain hidden because they must be protected and jealously guarded. This residence located in the Pavia countryside is a surprise: a mixture of ancient elegance and bucolic atmosphere, it reminds us of a typical "country house for horse" in the North of England.

We tell of a **prestigious property located in the countryside** outside any urbanized contour, gathered in a wooded park and with outbuildings dedicated to relaxation and bucolic activity, green lawn, woodland, park with centuries-old trees, swimming pool, porches for outdoor use. An interesting solution that will leave you surprised and pleasantly impressed.

The Villa is a building of the early '900 on three floors where we find on the mezzanine floor the living area with its porch, on the first floor the sleeping area with three bedrooms, two bathrooms, a wardrobe and a splendid terrace, in the basement we have a characteristic area dedicated to informal dinners, as well as a dining room, bathroom, cellars.

Inside we enjoy an austere atmosphere of other noble times. At the entrance, the perception is of a step back in time, what a beauty the living rooms, the large fireplace that dominates the scene, the nailed wooden floors, the high ceilings and the staircase leading to the upper floors. Every detail of this oak staircase is to be observed with religious respect for the craftsmanship of those who made it. In the sleeping area the bedrooms are large and full of character, it is difficult to find these settings so rich in details, where wood excels everywhere. The bathroom in the master bedroom with pink marble flooring, black ceramics to create a contrast of style. There is also a large area dedicated to the wardrobe. Going out on the terrace is another pleasure, you can master the view of the park of the Villa from here.

Accessing **the basement** is a magical experience. Here the owners have created "refuge" areas, set up a room for cooking and dining with exposed brick ceilings. From here we arrive at the large laundry room and the cellars. More rustic atmospheres, it really seems to walk through the ancient secret passages of the manor houses of the past. In continuity with the Villa and manor area, more recently built, we have bucolic and leisure areas such as:

- a) a beautiful porch with wooden beams, terracotta tiles that reflect the style of the typical farmhouses of Lombardy;
- b) an area equipped with a wood-burning oven, for tables with friends and/or family;
- c) thinking of events and ceremonies, a room to host catering service or a kitchen, as well as men's and women's toilets;
- d) a swimming pool located in front of the porch;
- e) a basketball court;
- f) a living room with fireplace that connects the last part of the Villa with the outside of the garden, the porches, the swimming pool.

In particular, we point out that there is also an area in a private position with a grove, rustic, an area suited to a place of shelter for those who want to keep horses or simply enjoy the greenery, their hobbies and nature.

Plants:

Heating with pellet boiler, wood-burning fireplaces, radiators. It is important to point out the existence of a well for irrigation at no cost that serves the entire property. We also have an alarm system.

In short, a truly versatile reality that from the past could look to the future to redevelop from a private residence to activities such as: sports club, location for cultural, bucolic, musical events.

The place:

We are in the middle of a quadrilateral that takes Milan-Genoa-Turin-Piacenza, in the lands of Lomellina, rice cultivation, country lands, lands rich in ancient stories. The property is located in a small village near Pavia, immersed in the countryside outside the town. The territory of the municipality is included in the Lombard natural park of the Ticino Valley and not far away we find a protected area called the Bosco del Vignolo, a forest with resurgences and a vast amount of trees and flowers. The presence of the Sanctuary of the "Madonna della Bozzola" makes it a destination for pilgrims who travel the Via Francigena every year.

Nowadays the territory has developed more thanks to the easy connection with Milan through the A/7 Milan-Genoa motorway junction. It offers quieter living, more comfortable and large homes, the possibility of enjoying parks and private gardens, with investments of greater interest.

Extras: Pool 12x7

Annexes: Portich, Terrace, Laundry, rustic building