

Castellazzo Novarese - Piemonte

# Authentic historic home within the castle walls

Property ID: IT264152985



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**PURCHASE PRICE: 400.000 EUR • LIVING SPACE: ca. 1.000 m<sup>2</sup> • ROOMS: 15**

**Property ID: IT264152985 - 28060 Castellazzo Novarese - Piemonte**

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## At a glance

Property ID	IT264152985	Purchase Price	400.000 EUR
Living Space	ca. 1.000 m <sup>2</sup>	Commission	Subject to commission
Rooms	15	Total Space	ca. 1.200 m <sup>2</sup>
Bedrooms	8	Equipment	Fireplace
Bathrooms	8		
Year of construction	1600		
Type of parking	1 x Other		

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy certificate valid until	29.10.2026	Final Energy Demand	377.00 kWh/m <sup>2</sup> a
Power Source	Gas	Energy efficiency class	E
		Year of construction according to energy certificate	1600

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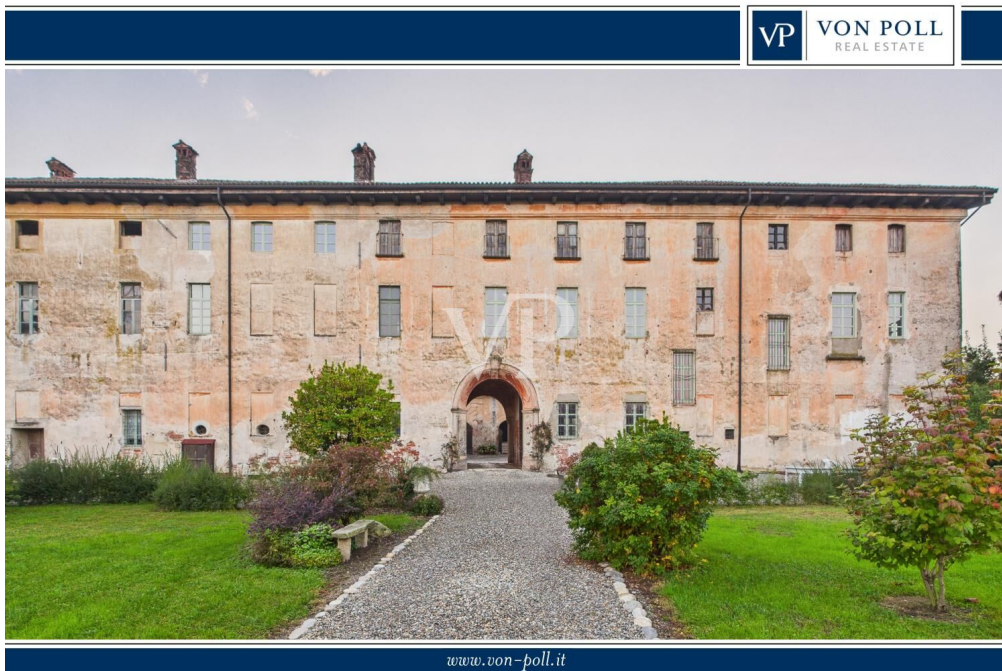
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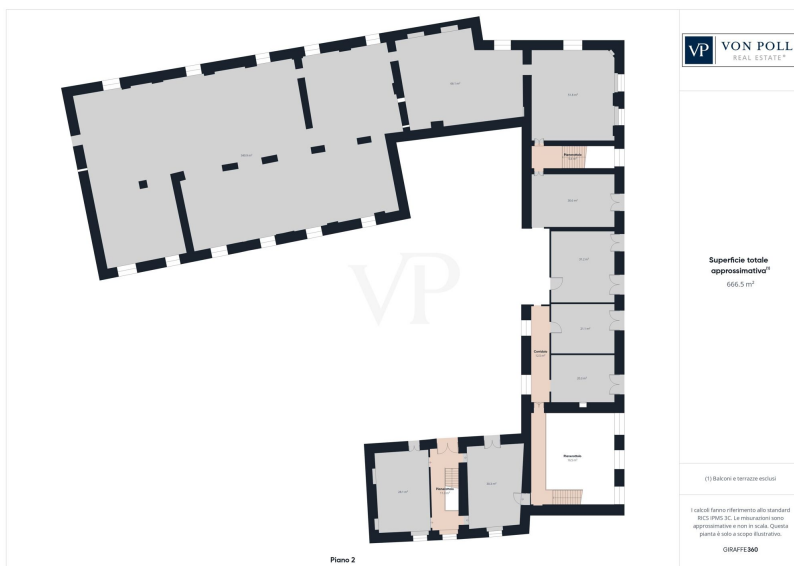
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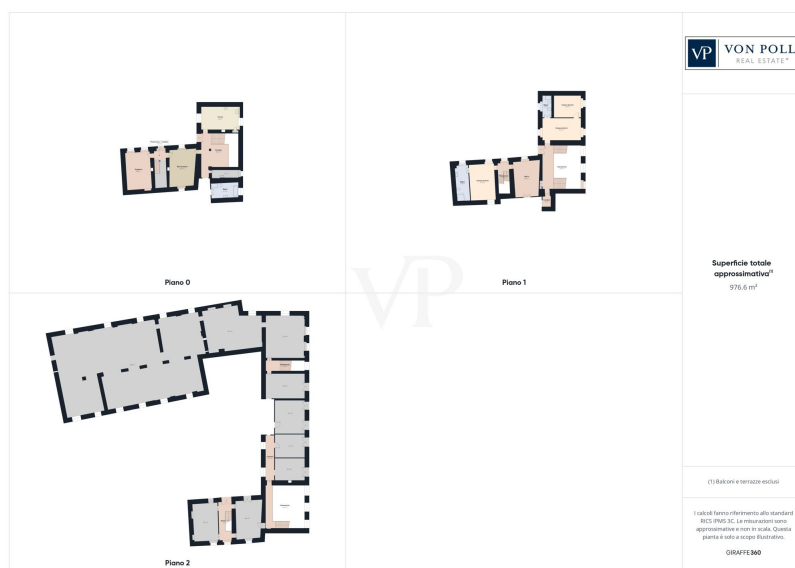
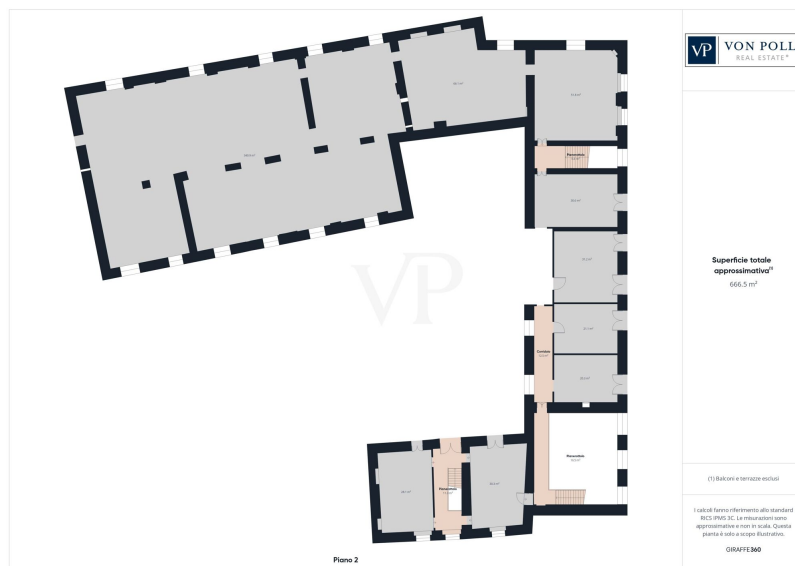
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## Floor plans









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.

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## A first impression

Prestigious Portion of Castle with Historic Garden in Castellazzo Novarese

Immersed in an atmosphere of charm and prestige, we offer for sale an exclusive portion of a castle located within the ancient walls of Castellazzo Novarese. The property is included in the renowned compendium of the "Vescovado," a historic palace created as the summer residence of the Bishops in 1600 and an integral part of the original fortified complex.

### - The Main Dwelling

The main dwelling covers an area of about 350 square meters, to which 120 square meters of attic are added. The object of a very recent and painstaking renovation, the residence perfectly combines modern comforts, such as an underfloor heating system, with priceless period details:

- Architectural details: A spectacular grand staircase in pink granite with original railings and a striking balcony made entirely of stone on the second floor.
- Fine finishes: A magnificent 18th-century ceiling fresco, three elegant working fireplaces, antique terracotta floors and refined parquet flooring on the second floor, accompanied by elegantly decorated ceilings.
- Ambience: Spacious and bright spaces, served by 3 full bathrooms.
- Maintenance: The roof was completely overhauled about 10 years ago.

Embellishing this unit is an **\*\*exclusively owned garden of about 1000 sqm\*\***, a green and private oasis within the historic setting.

### Expansion and Investment Opportunities

The property also offers an extraordinary opportunity to expand its spaces within

the charming inner courtyard, with two additional portions of the property:

- First Wing to be restored (600 sqm): Arranged on two levels in addition to the attic, this portion is in need of restoration work and is offered at the exceptional additional price of only 40,000 euros.
- Second Wing under renovation (250 sqm): An additional and charming independent portion (plus attic), embellished with a majestic Montorfano white granite staircase and original frescoes. The property is currently under renovation, with project already approved by the Superintendence of Fine Arts and urbanization charges already paid.

#### Complete Purchase Option

For those who wish to own the entire noble complex, maximizing the potential of this unique historic property, there is the option to purchase the entire estate (Main Mansion + 600 sqm Wing + 250 sqm Wing) for the total sum of 550,000 euros.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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