

Treppo Grande - Udine

# Villa Marzona - Mansion with historic grounds and frescoes

Property ID: IT262943196



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**PURCHASE PRICE: 490.000 EUR • LIVING SPACE: ca. 709 m<sup>2</sup> • ROOMS: 25 • LAND AREA: 6.000 m<sup>2</sup>**

**Property ID: IT262943196 - 33010 Treppo Grande - Udine**

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## At a glance

|              |                        |                |                                      |
|--------------|------------------------|----------------|--------------------------------------|
| Property ID  | IT262943196            | Purchase Price | 490.000 EUR                          |
| Living Space | ca. 709 m <sup>2</sup> | House          | Single-family house / Detached house |
| Rooms        | 25                     | Commission     | Subject to commission                |
| Bedrooms     | 10                     | Total Space    | ca. 1.270 m <sup>2</sup>             |
| Bathrooms    | 3                      | Usable Space   | ca. 886 m <sup>2</sup>               |

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## A first impression

We offer for sale a charming property complex located in the Province of Udine (Municipality of Treppo Grande) consisting of two units:

**Unit A/2 Dwelling House** of considerable size, both residential and accessory. Inside it guards unique rooms, with frescoed rooms attributed to the painter Domenico Paghini (1778-1850), which give the property a rare historical and artistic prestige.

The dwelling is spread over several levels, offering spacious, functional rooms rich in potential:

**Ground floor:** entrance hall to a pass-through room, dining room, a sitting room, several service rooms, a kitchen with "fogolar," utility rooms, a storage room and a bathroom.

**First floor:** pass-through hall, six bedrooms, a bathroom, and a terrace that gives brightness and outdoor views.

**Second floor:** three bedrooms and an attic, versatile spaces that can be customized as sleeping areas, study or hobby rooms.

**Third floor:** study, one bedroom, hallway and bathroom, perfect for creating an independent, private and quiet area.

**Unit C/6:** barn, barns and storage, large spaces of rural character with great potential for conversion.

The properties, as a whole, have a total outdoor open area of 3,273 square meters. The commercial area is taken from the cadastral plans.

**Additional opportunities:**

Completing the proposal, upon request, additional agricultural land that expands the potential of the property: (Municipalities of Treppo Grande and Cassacco)

€ 80,000: land adjacent to the main building, on the south side, totaling 28,542 sq. m.

€ 160,000: land a short distance from the house, totaling 79,760 sq. m.

€ 15,000: land in the territories of Troppo Grande and Cassacco, totaling 13,060 sq. m.

A unique opportunity for those who wish to live or invest in a charming historic home, with ample space, agricultural potential and an artistic value that makes this complex a truly



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distinctive asset.

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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