

MURAZZANO — PIEMONTE

# Charming Historic House with Private Park in the Langhe

€ 1.180

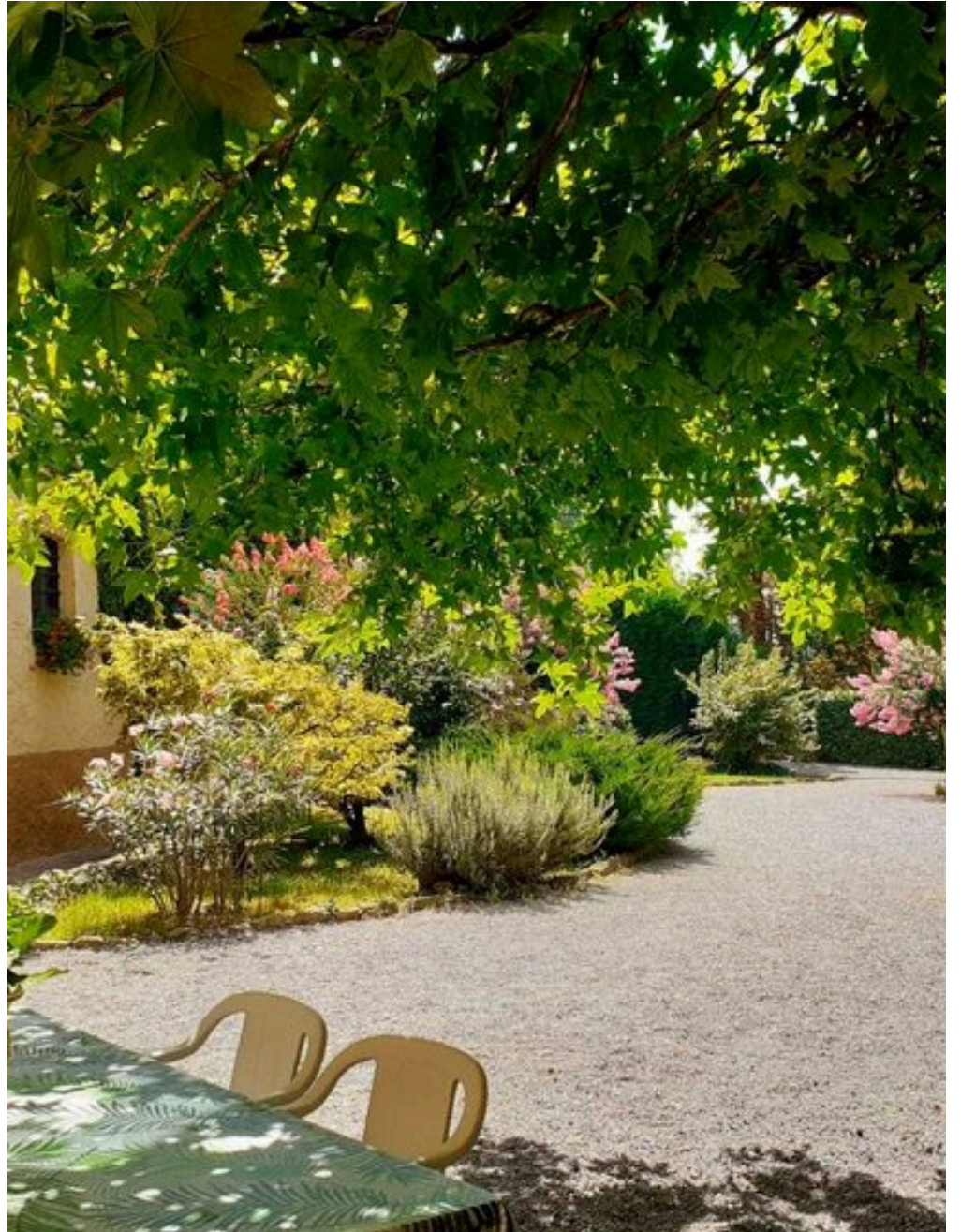
PRICE

834 m<sup>2</sup>

SQUARE METRES

5

ROOMS





## DESCRIPTION


# Charming Historic House with Private Park in the Langhe


In the authentic heart of the Langhe, a heritage of rare beauty and internationally recognized, we offer for sale an elegant historic residence immersed in the quiet and nature, surrounded by a magnificent private park of about 2 hectares. The property enjoys a strategic and privileged location: just 40 km from the Ligurian coast and the Maritime Alps ski area, it represents an ideal solution both as an exclusive residence and as a prestigious investment. The origins of the residence date back to the 15th century and fit harmoniously within a perfectly preserved medieval village, dominated by the castle and church, creating a context of extraordinary historical-architectural charm. The Villa The main residence, a majestic stone villa, is spread over several levels and is characterized by spacious, bright rooms rich in original elements. The main entrance welcomes with columns and vaulted ceilings, embellished by an important central staircase that connects the various floors and leads to the elegant interior balconies. Ground Floor: service

rooms (wine cellar, boiler room), large tavern, summer kitchen, two bathrooms, atelier and garage with direct access to the house. Noble Floor: living area consisting of four bedrooms, kitchen, two bathrooms, service room and a guest suite with independent entrance. Second Floor: sleeping area with bedrooms, two bathrooms, laundry room and a second independent suite in the west wing, complete with living room, bedroom and bathroom. Details of Value The property retains intact the original elements that enhance its uniqueness: terracotta floors, wooden ceilings, barrel and ribbed vaults, historic doors with period hardware. Renovation and Comfort Completely renovated in 2000 with careful conservation restoration, the mansion is equipped with: Zone heating with 28 cast-iron radiant elements Three fireplaces (living room, dining room and tavern) Wooden windows with double glazing 35 windows Remote-controlled gate, garage and outdoor lighting The Park The private park, entirely fenced, stretches gently to a charming stream in the valley...

 **834 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **8**  
BATHROOMS

 **€ 1.180**  
PRICE

## FEATURES



WIDE SPACES



LUXURIOUS FURNISHINGS



HISTORIC BUILDING



LAND



**DOTTA**  
IMMOBILIARE

Agenzia Immobiliare Dotta

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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