Piemonte

Acqui Terme

Ref. 6320: Large estate on the outskirts of Acqui Terme
Asking Price: € 850.000



Description

This beautiful estate, consisting of a main house, an annexe and a 5-hectare park, is called "Tenuta Paganona" and is located in the countryside, just 1.5 km from the town of Acqui Terme.

The estate, surrounded by a fully fenced 5-hectare park, has a long history and has been on the cadastral maps since the early 19th century. In the early 20th century, it became an integral part of a complex of houses belonging to the Counts Ottolenghi, who in turn owned the large and historic Villa Ottolenghi complex. After 1923, the same professionals and, above all, the same architect, the famous Marcello Piacentini (urban planner and designer of buildings and squares in Italy and in the capital itself), who worked on the restoration of Villa Ottolenghi, began renovating Cascina Paganona, transforming it into an elegant country house which fitted perfectly into the local landscape, thanks to the use of local, hand-hewn and worked stone for the walls, Luserna stone for the stairs, brick vaults in the salon with marble inlays and marble initials in the vaults of the loggia, chestnut doors with wrought-iron hinges and many other details.

After World War II and until almost the 1990s, the estate was empty, but in late 1990 it was completely renovated by the current owner, who transformed it into a prestigious residence, equipped with the latest technology and every comfort.

The main villa has two floors on top of the ground floor with beautiful porches. From the spacious entrance hall, an enclosed loggia with glass windows leads to the lounge, characterised by vaulted ceilings and a beautiful fireplace, a large kitchen with access to the panoramic terrace, a bathroom and a laundry room. On the upper floor, the sleeping area consists of a study, a master bedroom with frescoed ceiling, 3 bedrooms and two very large bathrooms. The three floors of the villa are connected not only by an internal staircase, but also by a modern lift.

The annex is furnished in the barn. On the ground floor there is a large garage and on the upper floor a flat consisting of a living room with kitchenette, a bedroom and a bathroom.

The 5-hectare park is fully fenced and planted with a beautiful pine forest and other ornamental plants. In the park there is a beautiful cellar carved in tuff, a wood-burning oven, two wells and a romantic walkway under the 15 concrete arches aligned in a north-south direction, with a large round table at the end surrounded by a likewise round bench of hand-hewn stone. A large garage has also been built on the site.

Pictures

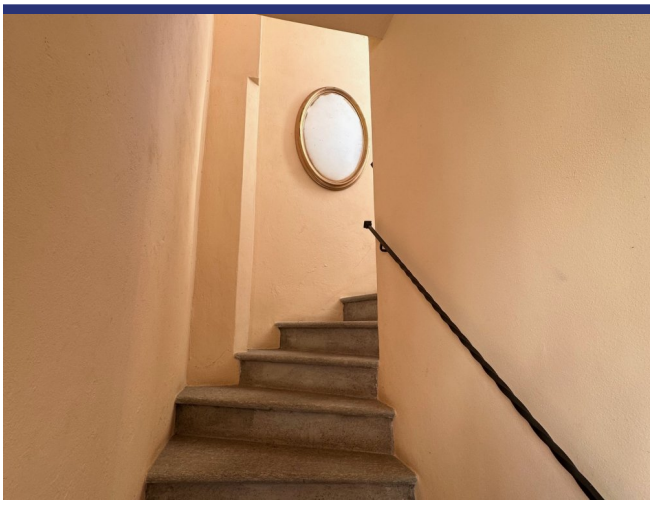












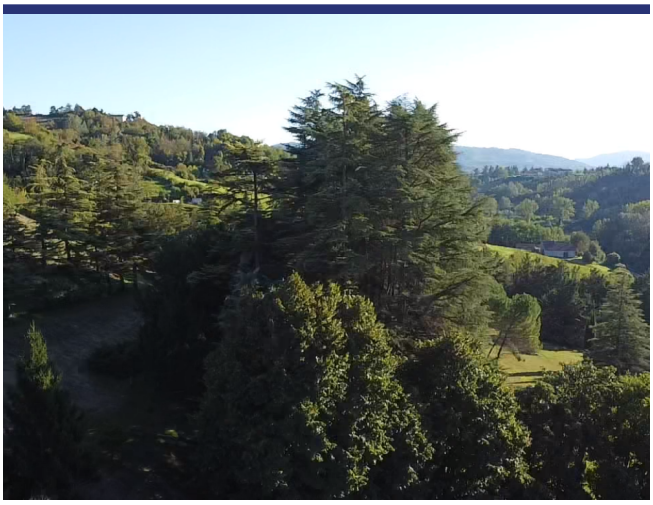
































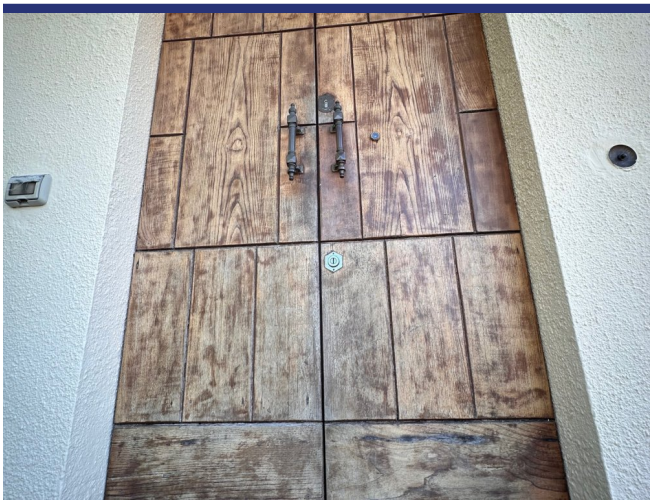
































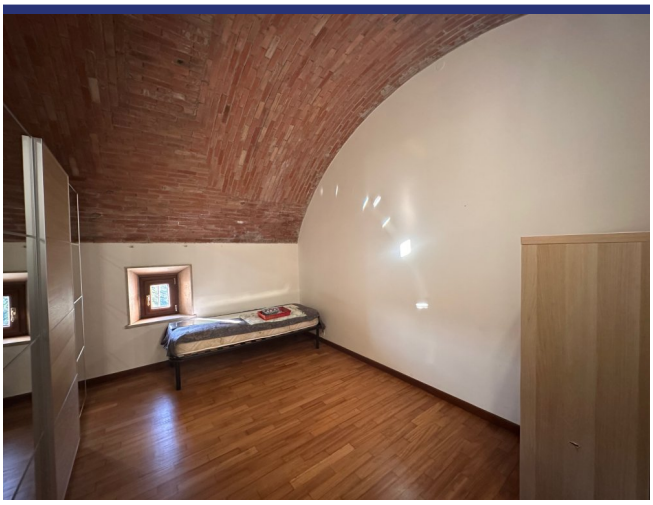












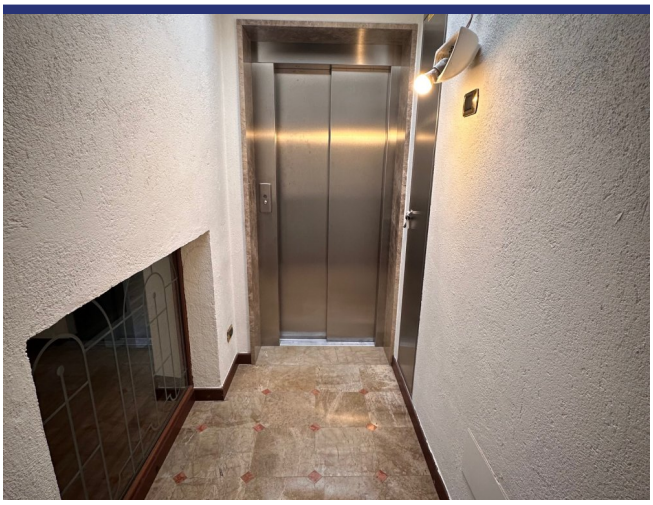






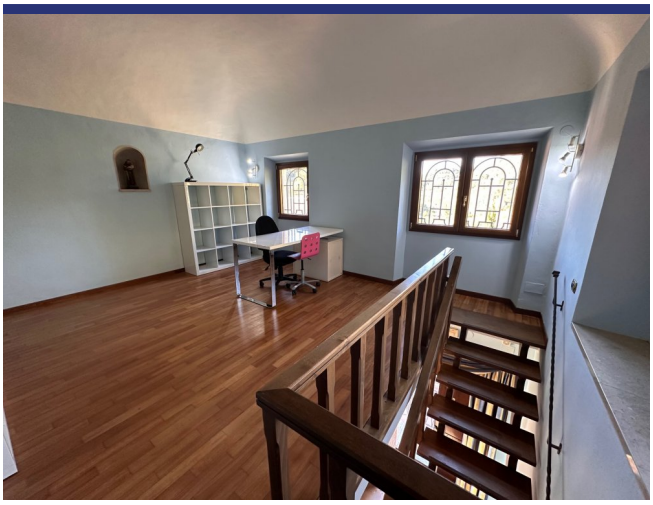






























Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6320
- Villa/Farmhouse
- Panoramic View
- 60 km to Sea
- 1.5 km to Village
- Garden
- Terrace
- Balcony
- Garage: Yes
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 850.000

- Floorspace: 500 m^2
- SQM Plot: 50000 m^2
- Bedrooms: 4
- Bathrooms: 4
- Rental Potential: Good
- Condition of the Property: Very good
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net

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