

in sale a Mombello Monferrato

€ 2.400.000

Ref. MA22025



3.465 sq.m. | Bathrooms: 8 | Bedrooms: 13 | Rooms: 30

In the marvelous setting of the Lower Monferrato hills, surrounded by a charming village, stands this mansion with an important past, in whose rooms Napoleon signed, in 1797, the peace treaty that put an end to the war between the Republic of Genoa and the first French Republic. .

The property is a historic residence recognized by the Ministry for Cultural Heritage and Activities, whose origins date back to the 15th-16th century, consisting of the Manor House, the Praetorium and the Casa del Custode, as well as the terraces, the garden and a plot of land.

The main house is about 1,665 square meters. - the Garage of approx. 80 sqm. - the Praetorium to be completed of approx. 600 sqm. - the Casa del Custode of approx. 260 sqm. - for a total of about 3,465 square meters.

Access is from the driveway that leads to the private gate overlooked by the Praetorium and the Main House, the common access leads us to the Italian garden which rests on a large terrace supported by ancient retaining walls, designed in the first mid-twentieth century, by the famous landscape architect Giuseppe Roda.

The mansion has been restored in every detail, from the coffered ceilings of the seventeenth and eighteenth centuries, to the frescoes,

from the cathedral windows, to the original period floors.

Currently there are three dining rooms, the billiard room, the large eat-in kitchen, five bedrooms, each with its own private bathroom and fireplace (14 fireplaces in all), the laundry room as well as the icebox, the vault, several arches, the terrace. with loggia and valuable details, such as alarms with sensors.

Everything is connected by an armored door to the Casa del Custode which is spread over three levels.

On the other side of the courtyard and the lemon house, on which there is also a well of spring water, we find an immense building: the Praetorium. Structurally perfect, in brick, the interior is unfinished, except for the magnificent Infernots that run all along the basement. Four floors above ground instead consisting of large halls with different entrances, internal staircase and lift arrangement. Exposed wooden beams and exposed brick.

Adjacent to the property there are land registered in: coppice, arable land, lawn and vineyard for a total of approx. 10.700 sqm.

The ancient noble residence opens onto the beautiful panorama of the Monferrato hills.

A unique opportunity to live in tranquility and history with all the comforts of our times.

For info and inspections

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Certification

Energy Class: G

EPI: 175 kwh/□

Property details

Address: Via Roma

Bedrooms: 13

Bathrooms: 8

Rooms: 30

State of Preservation: Excellent

Level: Multi-Storey

Total Floor: 3

Heating: Heating

Age Construction: 1400

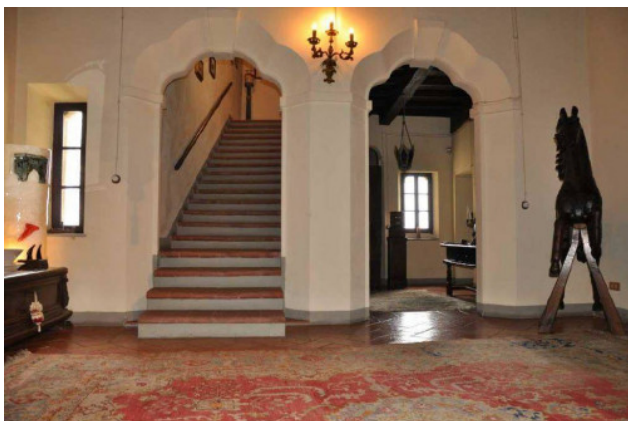
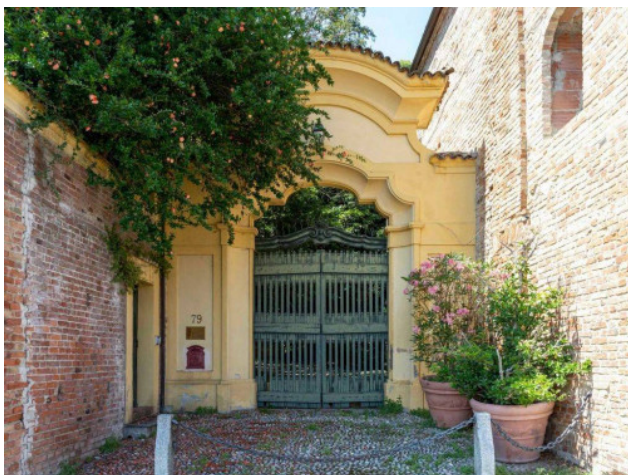
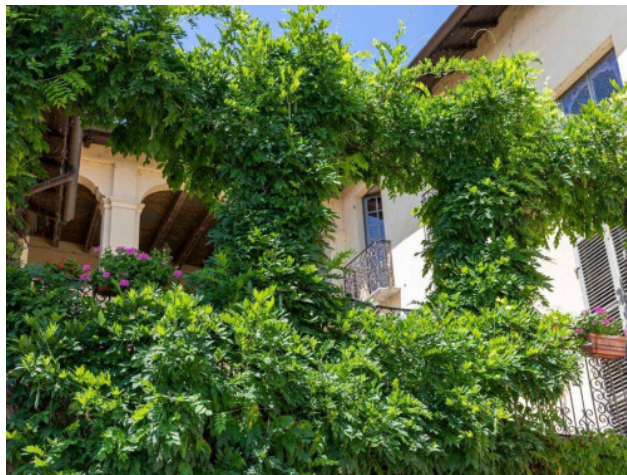
Balconies: Present

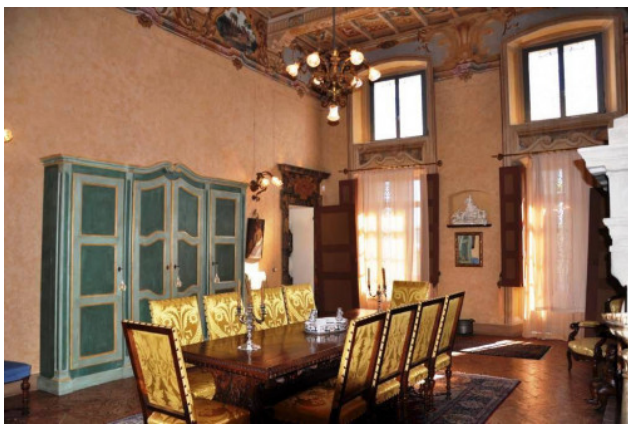
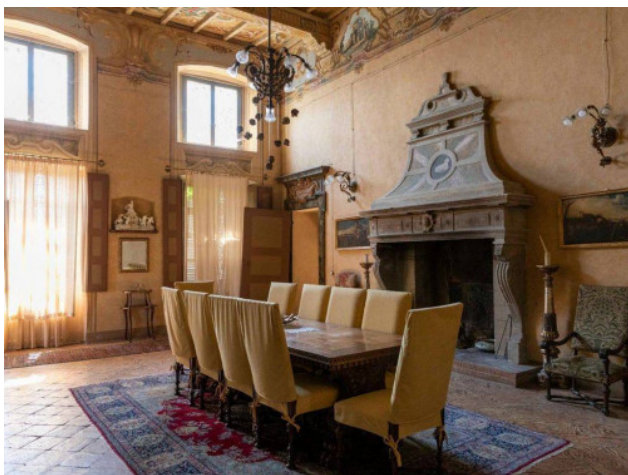
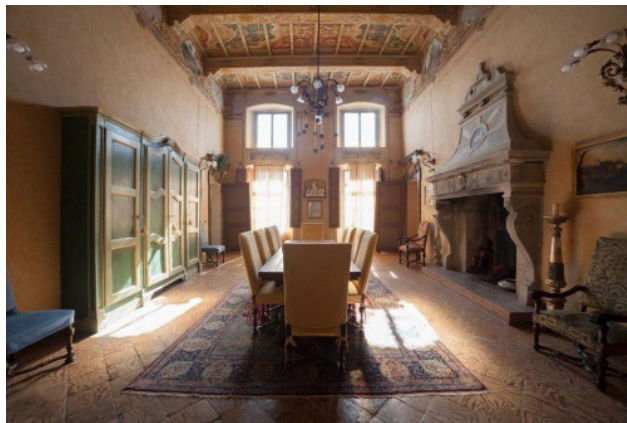
Terrace: Present

Garden: Private

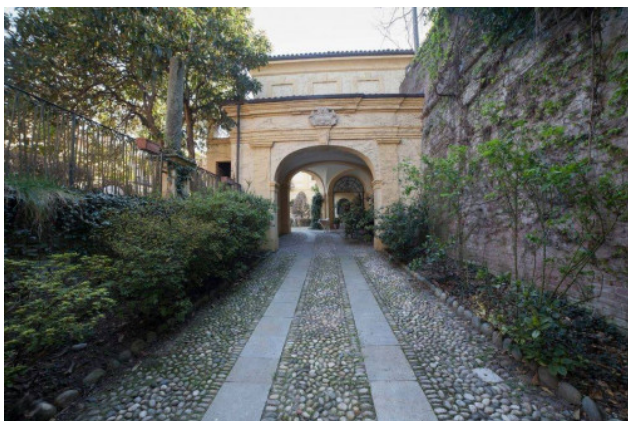
Kitchen: Regular Kitchen

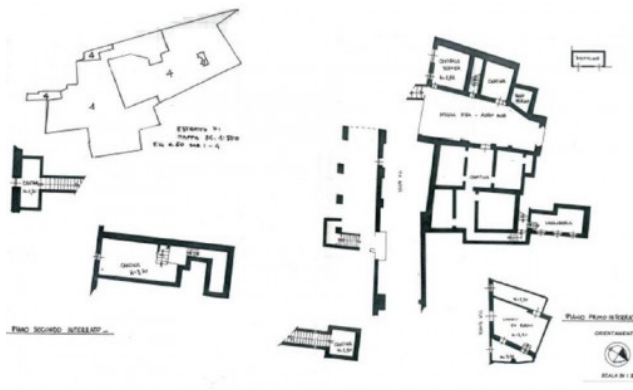
Box: Shed, 80 sq.m.











POSSIBILI SOLUZIONI PER P.1 E P.2 DEL PRETORIO

