

Location

This beautiful historic Castle is located in the picturesque Langhe hills in the heart of Piemonte. The castle has complete privacy protected by its surrounding walls however is in an elevated position commanding views over the village and countryside. The Castle has two separate entrances. The closest neighbor is the attractive Baroque parish church.

Property Description

History

The position and beauty of this Castle dominates the surrounding village area. It is thought that the Castle was built in the style of a residence rather than for defence purposes and consequently enjoys a park and garden area. The Castle was previously owned by the Savoia royal family since 1726 and was restored in 1731. After the second World War it was used as a summer college for the professional agricultural school of Cuneo and is currently under private ownership and has been beautifully restored with its past history and period furnishings carefully preserved.

Accommodation

The Castle boasts 40 rooms over three floors displaying its well preserved history and includes vaulted ceilings with Frescoes, a Chapel, a Prison and original stone Cantinas (Wine Cellars). At the Land Registry recorded 51 rooms, but the owner has turned in 40

The Castle itself is in excellent order and provides immediately habitable accommodation.

In addition there are attractive stone buildings surrounding one of the courtyard areas which provide an interesting opportunity to design and restore an additional 300-350 sqm of space.

Also included in the sale is a natural stone Piemontese house for restoration. This house is attached to the church and backs onto the parkland of the Castle.

Inside the Castle it is possible to change the property to suit your requirements.

Land

Approx 6000sqm of parkland, woodland and flat land suitable for a swimming pool. There are many attractive stone terraces and courtyard areas.

Exclusive Castle for Sale it is about 30 Km from the city of Alba, the capital of the Langhe The castle is about 122 km from Turin (less than 2 hours by car) and about 120 km from the border with France.

The style of the castle is typical of medieval fortresses in Italy.

Features

No liens on the property

No legal problems with the land

The Castle is connected to the local gas network there are several fireplaces on each floor. The kitchen and the bathrooms (except the bathroom at ground floor are functioning, but they should be replaced.

Italy is always changing these things every change of ownership-the kitchen (ground floor) can be expanded using the two adjacent rooms. In addition to the castle, the property also includes 2 other houses.

House of the factor: to be restructured: 240 square yard/ 200 square meters 10 rooms + 1 courtyard + meadows. Farmer's house: to be restructured: 240 square yard/ 200 square meters + Garden, the first house is adjacent to the castle.

The second house is outside the park (adjacent to the church - that is not part of the property) But both houses are inside the castle walls the farmer's house (behind the church) is still within the walls, and then simply open a port for connecting directly with the park of the castle.

The castle is in the beautiful area of the Langhe, famous for its wines (Barolo and Barbaresco), hazelnuts and the White Truffles; a very touristy area!

Price is 10 million euros.

Overview

This is a unique opportunity to purchase a Castle with historical importance in The Langhe. The property is suitable for many business opportunities including a hotel or conference centre.

Local area

The Langhe (Langa)

The famous Langhe (Langa in its Italian spelling) wine growing region of Piemonte lies to the south of its capital Alba. It is characterized by rolling hills, vineyards and winding roads which deliver breath taking scenery around every corner. The Langhe area of Piemonte is becoming a popular location for holiday homes and accordingly the prices of property for sale are now increasing.

Tourists world wide come here to follow the wine trail through the typical areas of Dolcetto d'Alba, Barbera d'Alba and Nebbiolo d'Alba. The Langa is also home to the truffle festival held in Alba during October. Each year for about a month and a half Alba is transformed and becomes the world market for truffles. Piazza Bianca hosts up to forty different stands all trading in this sought after commodity.

Barolo known throughout the world for its wine is 15 Km's from Alba. Both Barolo and nearby Grinzane Cavour both host regional wine cellars.

Serralunga has a beautiful castle while Monforte and La Morra will entertain you with their

panoramic landscapes and famous restaurants. The countless rows of vines are the home to bunches of black Nebbiolo grapes which are used in the production of Barolo wine.

To the east of Alba along the right bank of the River Tanaro one finds Barbaresco, home to Barbaresco wine again made from the Nebbiolo grape. This area includes the two towns of Treiso and Neive which is known as the town of four wines: Barbaresco, Dolcetto, Barbera and Moscato.

Alta Langa.(Upper Langhe).

Ascending the hills south of Alba one notices a drastic change in scenery with the vineyards being replaced by hazelnuts, woods and meadows. Here scattered are many traditional stone houses (rustico) some beautifully restored in sympathy with the area and others left to deteriorate waiting for a new owner to restore them to their former glory.

Villages in the Upper Langhe or Alta Langa worth visiting include Bergolo , Perletto, Monesiglio, Prunetto and Saliceto.

Travel

The castle is about 30 km from the city of Alba, the capital of the Langhe.

The castle is about 122 km from Turin (less than 2 hours by car) and about 120 km from the border with France.

The castle is about one hour by car from the sea of Liguria.

Location:	Distance (km):	Duration (minutes):
Bergamo Airport	226 km	2 hours 48 minutes
Nice Airport (FRANCE)	209 km	2 hours 34 minutes
Milan Malpensa Airport	195 km	2 hours 30 minutes
Milan Linate Airport	179 km	2 hours 13 minutes
Torino Caselle Airport	128 km	2 hours 36 minutes
Genoa Airport	110 km	1 hour 31 minutes

Summary

This is a unique opportunity to purchase a castle with historical importance in The Langhe. This castle is fully restored and habitable. The current owner owns the property free and clear with no liens on the property and no legal problems with the land. The current owner at this time would prefer to sell the castle as a fully furnished estate which includes all the historic treasures, antiques, artwork, etc.