

Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albaluxury.it www.albaluxury.it



## Castle Sale in Castelletto Cervo (BI) Via XXV Aprile 3

### Luxury historic castle in the Biellese Alps

This extraordinary historic residence, located in the heart of Biellese, offers a timeless charm, maintaining its original architectural features intact, making it truly unique in its kind.

Built on a promontory overlooking the panorama of Monte Rosa and the Biellese Alps, the property stands out for its suggestive façade, composed of a mix of river pebbles and bricks, and for its distinctive L-shaped plan.

The heart of the residence is a magnificent inner courtyard, embellished by a garden that embraces the entire complex. The interior spaces, carefully restored to preserve historical elegance, combine ancient refinement and modern comfort. The four salons on the ground floor, with high ceilings and fourteenth-century terracotta floors, tell the long story of the dwelling. To complete this level, there is a cozy room with an original fireplace and a spacious kitchen.

Spanning four floors, the property offers a total area of 1,100 square meters. It has six bedrooms, two of which have en-suite bathrooms. On the first floor, in addition to the bedrooms, there are two vast salons with wooden floors, ideal for events and receptions. The second floor houses a large attic of 350 square meters with original exposed beams, which can be transformed into a splendid panoramic residence, thanks to its numerous windows offering exceptional views. In the basement, there are two additional bathrooms, large rooms, and a cellar with an adjacent utility room.

This historic residence is embellished by ceilings with exposed wooden beams and walls that reveal ancient masonry, creating a period atmosphere. Inside the courtyard, there is also an ancient Roman well of great archaeological significance.

A few steps from the property, there is a picturesque village church, perfect for private ceremonies, making this location ideal for exclusive events such as weddings, exhibitions, conventions, or other celebrations. At sunset, discreet lighting and torches scattered in the garden create a truly suggestive and magical atmosphere.

#### INFORMATION

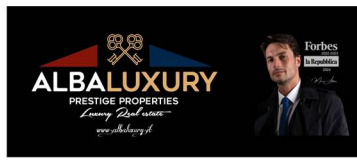
Ref.	Castle Biella
Type	Sale
Category	Castle
Price	1,550,000.00
Annual Expense	
Year	
Energetic Class	D 154.21

#### NUMBER

Rooms	10
Bedrooms	6
Bathrooms	4
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	1100
Garden	5000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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## FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Center
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Excellent
Blind	Wooden blind	Floors Living Room	Tile	Floors Bedrooms	Tile
Floors Kitchen	Tile	Floors Bathroom	Tile		

## ACCESSORIES

Fireplace

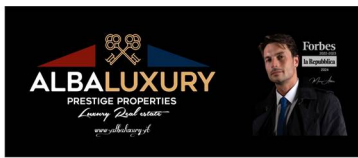
Chimney flue

Double glazing

## IMAGES



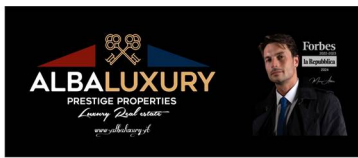




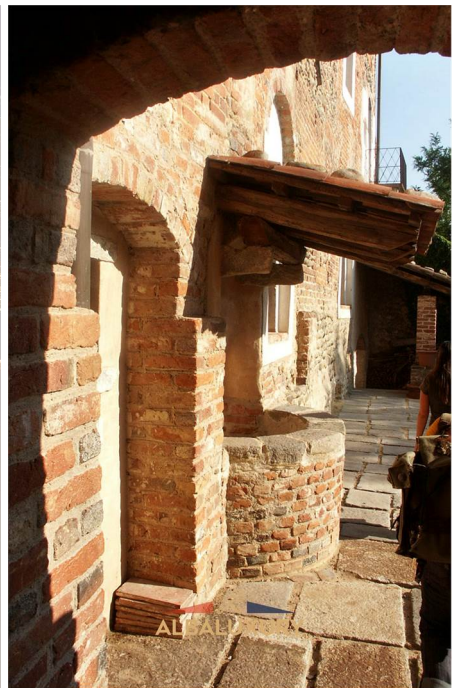
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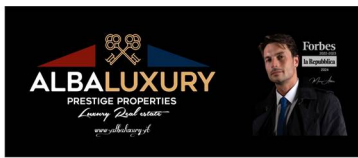




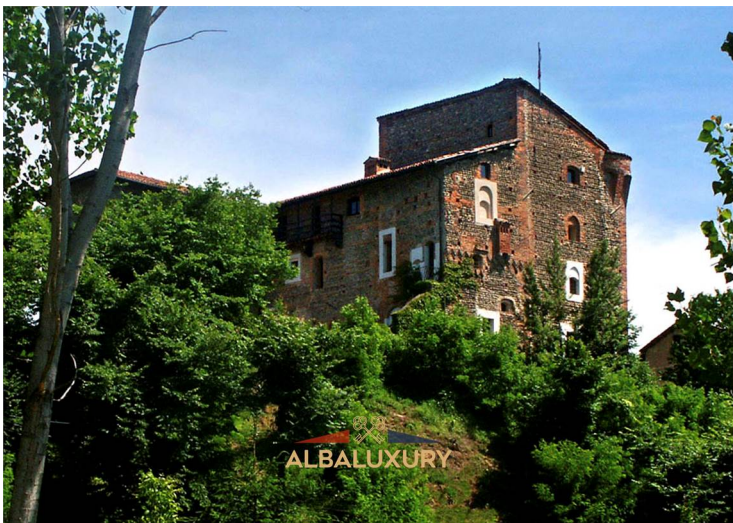
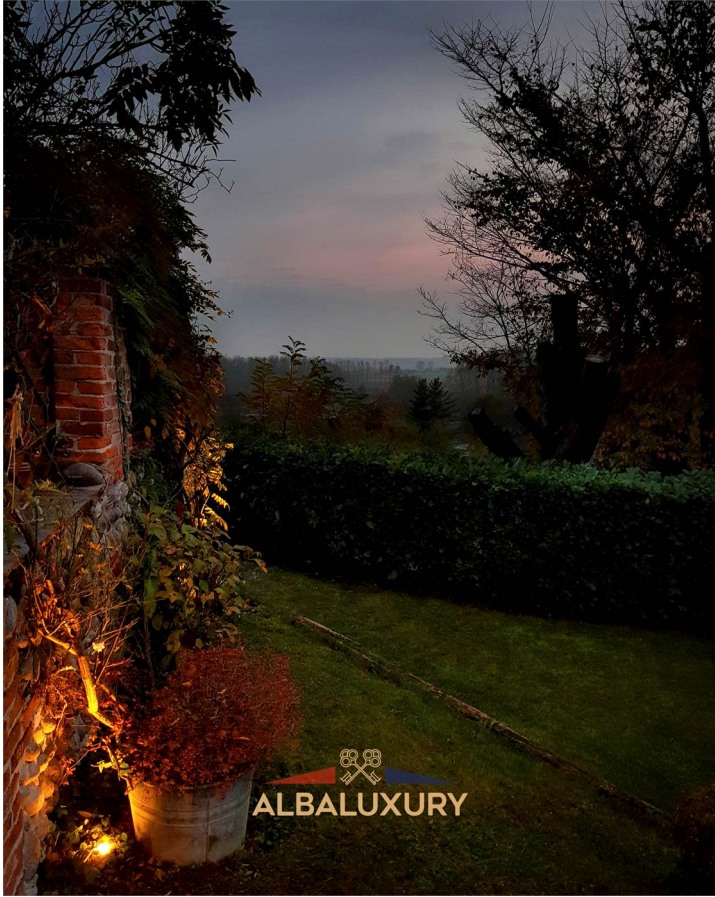
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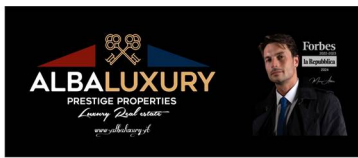




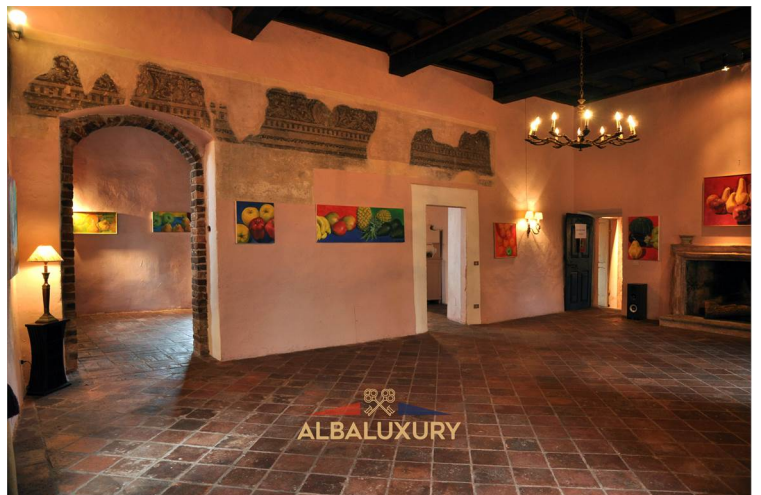
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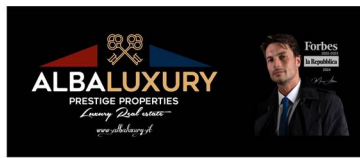
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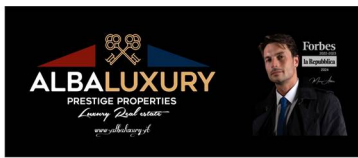




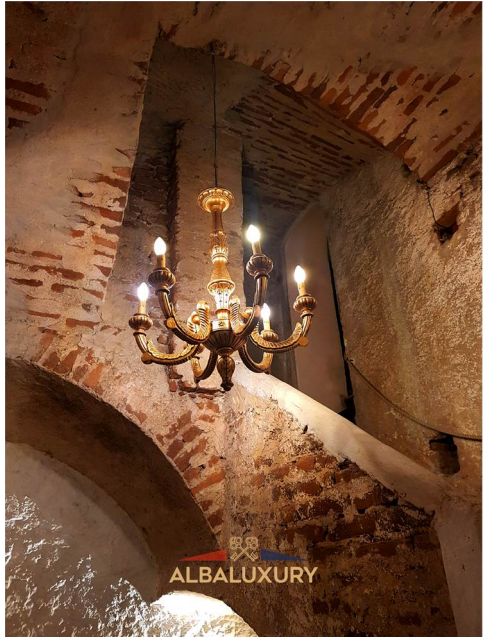
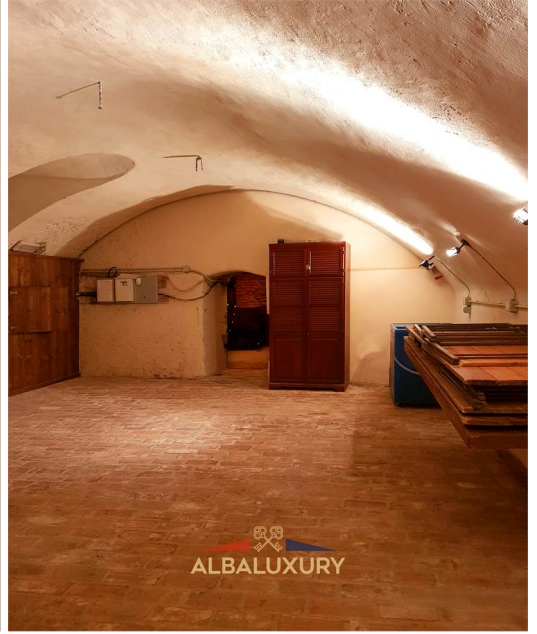
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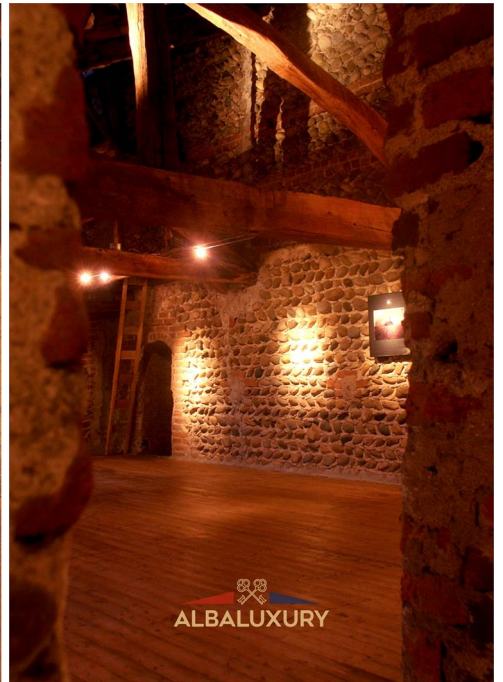
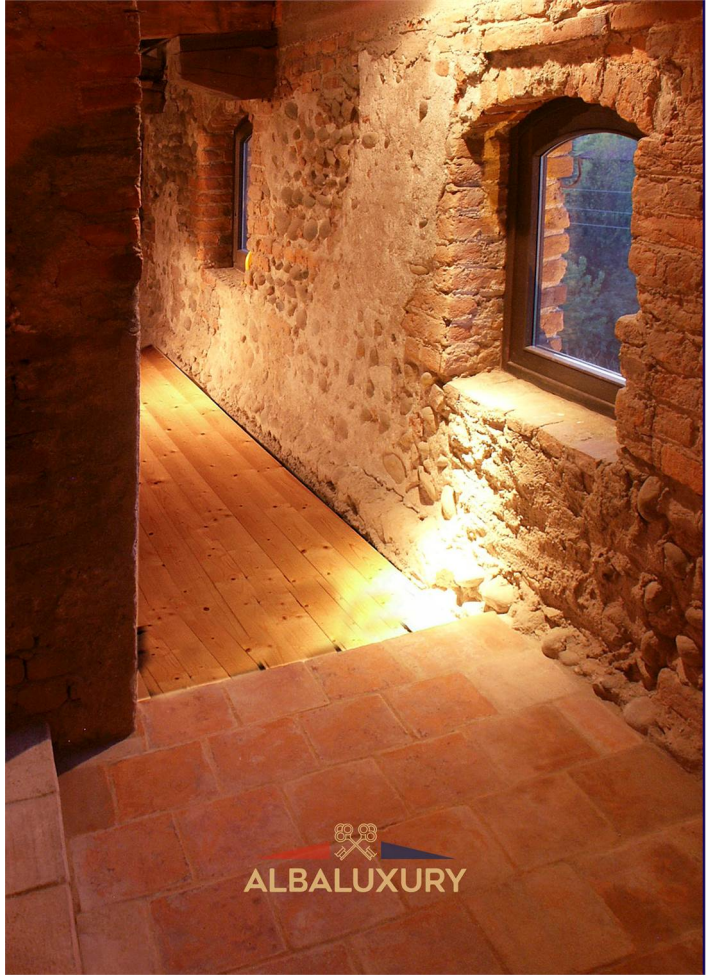




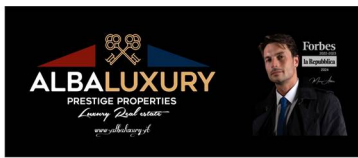
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