

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



Castle Sale in Melazzo (AL) Località Ciossa 3

Prestigious historic property in Piedmont

Located in a vast wooded park enriched by majestic Lebanon cedar trees and a pond with water lilies, this exclusive property offers a unique opportunity to live in an elegant and history-rich setting. The property consists of various elements that make it ideal for those seeking luxury and comfort, as well as a connection to tradition and natural beauty.

The total area of the property is 11.8 hectares, with 7 hectares being Parkland.

The property houses 41 apartments spread over two floors, five staircases, and an adjacent building, offering spacious living areas and a high quality of life. Within the villa, a deconsecrated church is dedicated to cultural events, adding a unique dimension to the property.

The heart of the structure is a refined restaurant located in the basement, with exposed brick vaulted ceilings and seating for 160 guests. On the ground floor, an elegant Liberty-style lounge can accommodate 120 guests, with an outdoor gazebo adding another 200 seats, ideal for events and receptions.

The area includes:

- 7 covered garages on the ground floor
- 28 parking spaces in the basement
- 50 outdoor parking spaces

In the east wing of the complex, a Sports Center with a restaurant-pizzeria for 80 seats is accompanied by a variety of sports facilities, including a 25 x 12.5 meter swimming pool and a 6 x 6 meter children's pool. Sports enthusiasts can enjoy 3 beach volleyball courts, a soccer field, a tennis court, and a multipurpose sports hall. Additionally, the area has 200 additional parking spaces between the two access roads to the sports center.

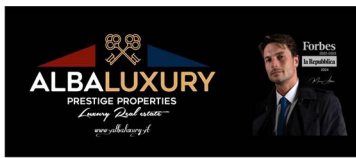
There is also the possibility of an investment for the construction of a golf course (approved by the Piedmont region) with two additional adjacent areas owned by other owners:

- 42.8 hectares of flat agricultural land
- 7.63 hectares of land

The total area of the entire sector is 62.23 hectares.

The area is located on the right bank of the Erro River and consists of alluvial terraces with an altitude ranging from +155 to 175 meters above sea level. The property also includes a water intake from the municipal aqueduct in the marginal area, without interfering with any future projects.

This property represents a rare opportunity to purchase a piece of history immersed in nature, while offering all modern conveniences in an exclusive and picturesque setting.



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INFORMATION

Ref.	Piemonte 52
Type	Sale
Category	Castle
Price	11,000,000.00
Annual Expense	
Year	
Energetic Class	D 189.21

NUMBER

Rooms	80
Bedrooms	60
Bathrooms	70
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	6000
Garden	622350
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Center
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Air heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Excellent
Blind	Wood Blinds	Floors Living Room	Ceramic	Floors Bedrooms	Ceramic
Floors Kitchen	Ceramic	Floors Bathroom	Ceramic	Access for disabled	No

ACCESSORIES

Air conditioning

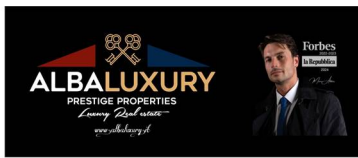
Chimney flue

Double glazing

Swimming pool

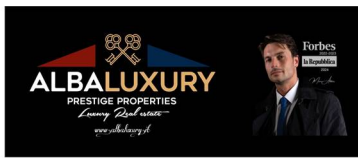
Data network

IMAGES



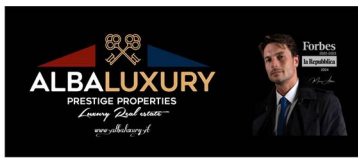
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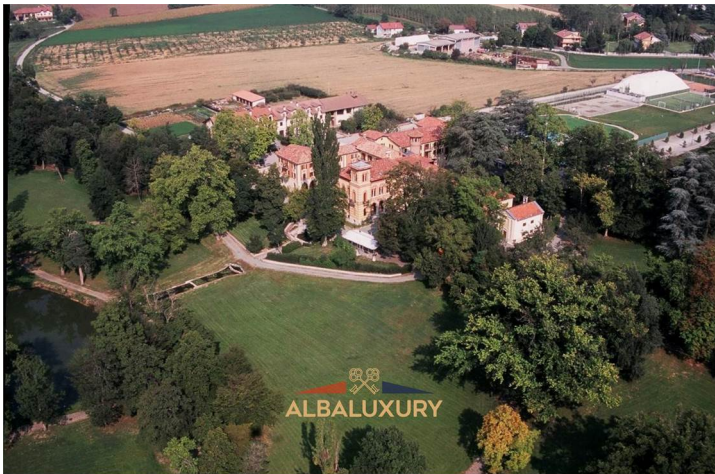


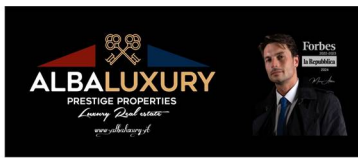
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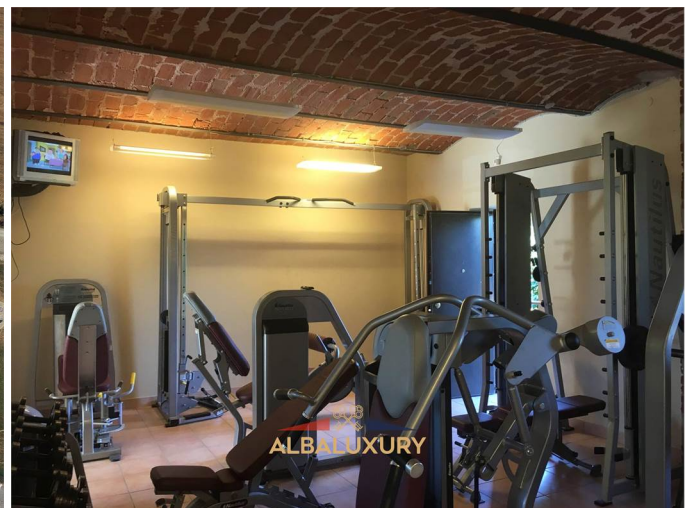


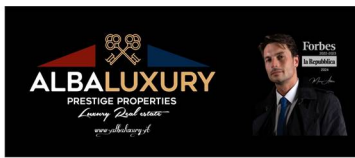
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