



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 1913 – **VILLA LUSSO BIELLA**

€ 3.400.000

18TH-CENTURY LUXURY VILLA FOR SALE IN BIELLA, PIEDMONT

Biella – Biella – Piedmont

www.romolini.co.uk/en/1913



Interiors
2,480 sqm

Bedrooms
17

Bathrooms
16

Land
8.0 ha

Swimming pool
16.5 x 7.5 m

In the municipality of Biella, at the feet of the Pennine Alps, this beautiful 18th-century period villa was finely restored and today it offers, together with several other buildings, a total of 17 bedrooms and 16 bathrooms, also making for a perfect background for weddings and events. The property covers a total surface of roughly 8.0 hectares with a beautiful park.

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Via Trieste n. 10/c, 52031 Anghiari (AR) Italy

Tel: +39 0575 788 948 – Fax: +39 0575 786 928 – Mail: info@romolini.com

SUMMARY OF THE PROPERTY

REFERENCE #: 1913 – VILLA LUSSO BIELLA

TYPE: 18th-century manor villa with park and annexes

CONDITIONS: restored

LOCATION: hilly, panoramic

MUNICIPALITY: Biella

PROVINCE: Biella

REGION: Piedmont

INTERIORS: 2,480 square meters (26,685 square feet)

TOTAL ROOMS: 40

BEDROOMS: 17

BATHROOMS: 16

MAIN FEATURES: stone walls, terracotta, stone and parquet floors, vaulted ceilings, pool room, gym, sauna, park, pool with solarium, frescoes, decorated stone fireplaces

LAND: 8.0 hectares (4.0 ha woodland + 4.0 ha park and arable land)

GARDEN: yes, well-maintained around the villa

ANNEXES: warden's house, guesthouse, pool house

ACCESS: excellent

SWIMMING POOL: 16.5 x 7.5 m

ELECTRICITY: already connected (energy class E, F)

WATER SUPPLY: mains water + Artesian well

TELEPHONE: already connected

ADSL: yes

GAS: gasoil

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Biella (2km; 5'), Ivrea (30km; 25'), Vercelli (47km; 30'), Novara (62km; 40'), Casale Monferrato (86km; 45'), Turin (90km; 55'), Aosta (91km; 1h), Milan (107km; 1h), Como (117km; 1h 15'), Courmayeur (124km; 1h 20'), Lugano (130km; 1h 30'), Asti (138km; 1h 10'), Chamonix-Mont Blanc (145km; 1h 25')

CLOSEST AIRPORTS

Torino Pertini (92km; 45'), Milano Malpensa (100km; 1h), Milano Linate (123km; 1h 10'), Bergamo Caravaggio (148km; 1h 15'), Genova Colombo (184km; 1h 35')



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VILLA LUSSO BIELLA

In the municipality of **Biella**, at the feet of the **Pennine Alps**, this beautiful 18th-century **period villa** was finely restored and today it offers, together with several other buildings, a total of 17 bedrooms and 16 bathrooms, also making for a perfect background for weddings and events.

The property located just outside Biella (2km; 5'), a lively city where all the services are available. Northern Italy, thanks to the excellent road network, is easy to travel through and in less than two hours one can reach important cities such as Turin, Milan, Aosta and Como.

For ski lovers, the Alps are the perfect destination and not far from the property one can quickly reach the two ski locations of **Courmayeur** (124km; 1h 20') and **Chamonix-Mont Blanc** (145km; 1h 25').

The most convenient airport is Turin's (92km; 45'), but the two terminals in Milan (Malpensa and Linate) are easily reached as well (roughly 1h 10').

DESCRIPTION OF THE BUILDINGS

The **manor villa** (1.630 sqm – 17,539 sqft, 9 bedrooms and 10 bathrooms) is an impressive 18th-century historic building laid over four floors organized as follows:

- **Basement:** tavern with vaulted ceilings, kitchen, living room, dining room and guest bathrooms;
- **Ground floor:** ample living area with various halls, sitting room with fireplace, dining room, studio, library, kitchen and guest bathroom;
- **First floor:** master bedroom with en-suite bathroom and walk-in closet, four bedrooms with walk-in closet and three bathrooms;
- **Second floor:** pool room, gym, sauna, kitchen, two bedrooms and two bathrooms.

The building also accommodated two independent apartments:

- **Apartment N°1** (first floor): living room, kitchen, studio, bedroom and bathroom;
- **Apartment N°2** (second floor): living room, kitchen, studio, bedroom and bathroom.

The villa has been masterfully restored to preserve its excellent historic finishes: the cellar and the tavern in particular boast beautiful brick-built vaulted ceilings. The upper floors, formerly inhabited by the noble family, features much more refined finishes with frescoed walls and decorated ceilings. The pool room on the second floor, other than the nice paintings on the walls, was painted so to emulate a garden gazebo.

The **warden's house** (120 sqm – 1,291 sqft, 4 bedrooms and 2 bathrooms) is a rural building over two floors organized as follows:

- **Basement:** garage and storage rooms;
- **Ground floor:** kitchen, living room, bedroom, bathroom and technical room;
- **First floor:** three bedrooms and bathroom.

A **guesthouse** (600 sqm – 6,456 sqft, 4 bedrooms and 4 bathroom), located not far from the villa and in the final phase of restoration (only finishes are needed), is made up of two connected buildings and houses a total of four bedrooms and four bathrooms plus several other rooms (cellars. Kitchens, living rooms...).

The **pool house** (130 sqm – 1,399 sqft) is organized over two floors:

- **Basement:** technical room for the pool systems and bathroom;
- **Ground floor:** open canopy and pool.

The property is completed by an **agricultural annex** (62 sqm – 667 sqft) used as chicken coop and greenhouse for the plants.



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EXTERIORS

The estate covers a total surface of 8.0 hectares, half of which covered by woodland (4.0 ha). The remaining surface is covered by park and arable land (4.0 ha) which was in the past planted with a vineyard that could be revived.

The ample park surrounding the villa is also an excellent location for weddings, events and receptions.

The pool (16.5 × 7.5 m) is fitted with a convenient solarium and a nice relax area all around.



EXTERIORS PHOTOS



INTERIORS PHOTOS

