

Ref. 2893 – CASTELLO MONFERRATO

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RESTORED MEDIEVAL CASTLE WITH POOL AND CHURCH FOR SALE IN MONFERRATO, PIEDMONT

Asti – Asti – Piedmont**Interiors**
4,229 m²**Bedrooms**
Up to 23**Bathrooms**
Up to 23**Total land**
18,405 m²**Swimming pool**
16 × 8 m

On top of a hill in Monferrato, in dominating position above a beautiful medieval town, this castle of over 4,000 m² is ideal to start a luxury boutique hotel. The project has already been approved to increase the number of bedrooms to 23. It is also possible to further expand the building with other 16 bedrooms. The property is completed by a frescoed church, the old convent and the 12 × 6 m swimming pool.

SUMMARY OF THE PROPERTY

REFERENCE #: 2893 – CASTELLO MONFERRATO

TYPE: medieval castle

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 4,229 square meters (50,504 square feet)

TOTAL ROOMS: 70

BEDROOMS: up to 23

BATHROOMS: up to 23

ANNEXES: guesthouse, church

MAIN FEATURES: stone and brick walls, terracotta flooring, wooden beams, coffered ceilings, rib vaults, frescoed halls, original fireplaces, underground tunnels, Italian garden, panoramic terraces, swimming pool, chapel

EXTERIOR: 18,405 square meters (4.5 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 x 6 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: gasoil

ENERGY CERTIFICATE:  (EP_{gl, nren} = 149.72 kWh/m²year)

HEATING SYSTEM: fan coils + radiators

CLOSEST CITIES AND TOWNS

Closest services (300m; 2'), Asti (26km; 30'), Casale Monferrato (38km; 40'), Alba (57km; 50'), Alessandria (60km; 50'), Turin (61km; 1h 5'), Ivrea (62km; 1h 5'), Barolo (69km; 55'), Acqui Terme (69km; 1h 10'), Pavia (132km; 1h 35'), Genoa (142km; 1h 45'), Milan (145km; 1h 50')

CLOSEST AIRPORTS

Torino S. Pertini (62km; 50'), Genova C. Colombo (132km; 1h 30'), Milano Malpensa (138km; 1h 30'), Milano Linate (158km; 1h 45'), Bergamo M. Caravaggio (186km; 2h), Bologna G. Marconi (296km; 3h)

CASTELLO MONFERRATO

On top of a hill in **Monferrato**, in dominating position above a beautiful **medieval town**, this castle of over 4,000 m² is ideal to start a luxury boutique hotel. The project has already been approved to increase the number of bedrooms to 23. It is also possible to further expand the building with other 16 bedrooms. The property is completed by a frescoed church, the old convent and the **12 × 6 m swimming pool**.

DESCRIPTION OF THE BUILDINGS

The **castle** (3,976 m² – 42,782 ft², up to 23 bedrooms) houses in the central portion a residential area made of twelve ample reception halls plus nine suite/apartments for the guests, the warden's apartment and to ample halls in the southern wing which could be used as restaurant, breakfast rooms or event halls. On the north-eastern side fourteen new apartments for the guests are currently being built (each with independent access). The project also includes the realization of a fitness area in the basement of the castle.

Outside, the castle is fitted with two ample terraces (over 300 m² – 3,228 ft²) which offer a unique view over the underlying town.

Detached from the castle are located the **old rectory** (ten rooms for a total of approximately 141 m² – 1,517 ft²) and the **church** (112 m² – 1,205 ft²).

HISTORY, STATE AND FINISHES

The castle was originally built in the early Middle Ages and since 1164 the fortress, together with its hamlet, was the theater of violent fights between Asti and the nearby Marquisate of Monferrato. At the beginning of the 14th century the castle and the hamlet were entirely demolished and not rebuilt until the next century.

When rebuilding it was decided to go on with a simple defensive keep but over the years the building was expanded and ended up embedding a series of other buildings (still visible to an attentive eye) previously built by the local noblemen, whose family gathered up to form a *consortile* in the attempt of gaining a better political influence in the country.

In the 18th century the castle underwent a huge process of renovation and rebuilding which led to the realization of the elegant halls we can see nowadays.

The building has now an irregular L shape, but it is clear that this is only part of the original building which had a U shape to increase its defensibility. The second wing of the castle doesn't exist anymore but its existence is confirmed by the conformation of the garden (slightly raised in this point) and the walls supporting the side of the hill. What's more, many holes on the side of the hills allow entering several underground rooms which were once the basement of the demolished wing.

The castle is nowadays mostly in good conditions, with restorations carried out to preserve and highlight the decorations. The halls are all frescoed and/or painted with floral motives recalling the *grotesque* found in Nero's Domus Aurea. The basement has been partially restored leaving stone walls visible so to underline the medieval origin of the building.

Not far from the castle is located a beautiful church with frescoes dated to the mid-14th century. Apparently uninteresting when looked upon from outside, the church offers unique frescoes. With a rectangular shape, the building has only two small windows in the apsis while the arch on the right wall, now closed by a glass window, would point to an ancient linking between the church and the castle, no longer existing. The entrance door is probably an after-thought which however irreparably damaged the frescoes inside the church.

The paintings represent the whole life of Jesus, starting with the *Annunciation* and ending with the *Noli me tangere* featuring Mary Magdalene. The conditions of the frescoes are however pretty bad because of a layer of plaster which was put over the paintings during the 17th-century plague epidemics which struck Piedmont (the same epidemics found in Manzoni's *I Promessi Sposi*): the sur-

faces were scraped and hammered to favor plaster sticking, severely damaging the paintings underneath. The images have only resurfaced in the 1930s.

EXTERIORS

The castle is embellished by a well-maintained **18,405-m²** **Italian garden** located where once stood the other wing of the castle, now demolished. The garden hosts a small hedge maze in whose center are located three shrines housing as many statues: the Virgin with the baby on the left, the Christ Savior at the center and a Pope on the right.

The entire property crossed underground by galleries and tunnels which were in the past used as wells and cisterns to supply water to the inhabitants of the castle.





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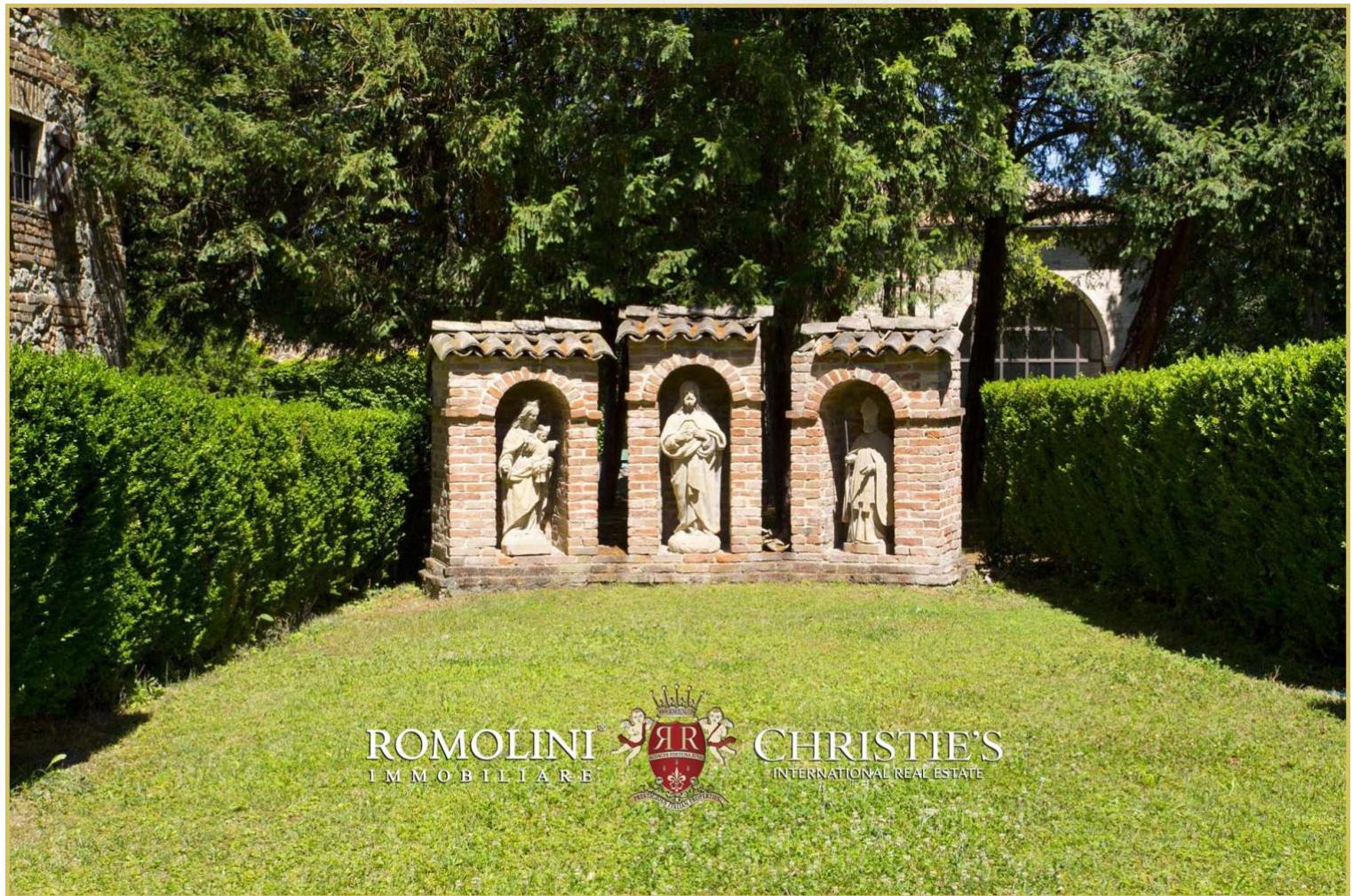
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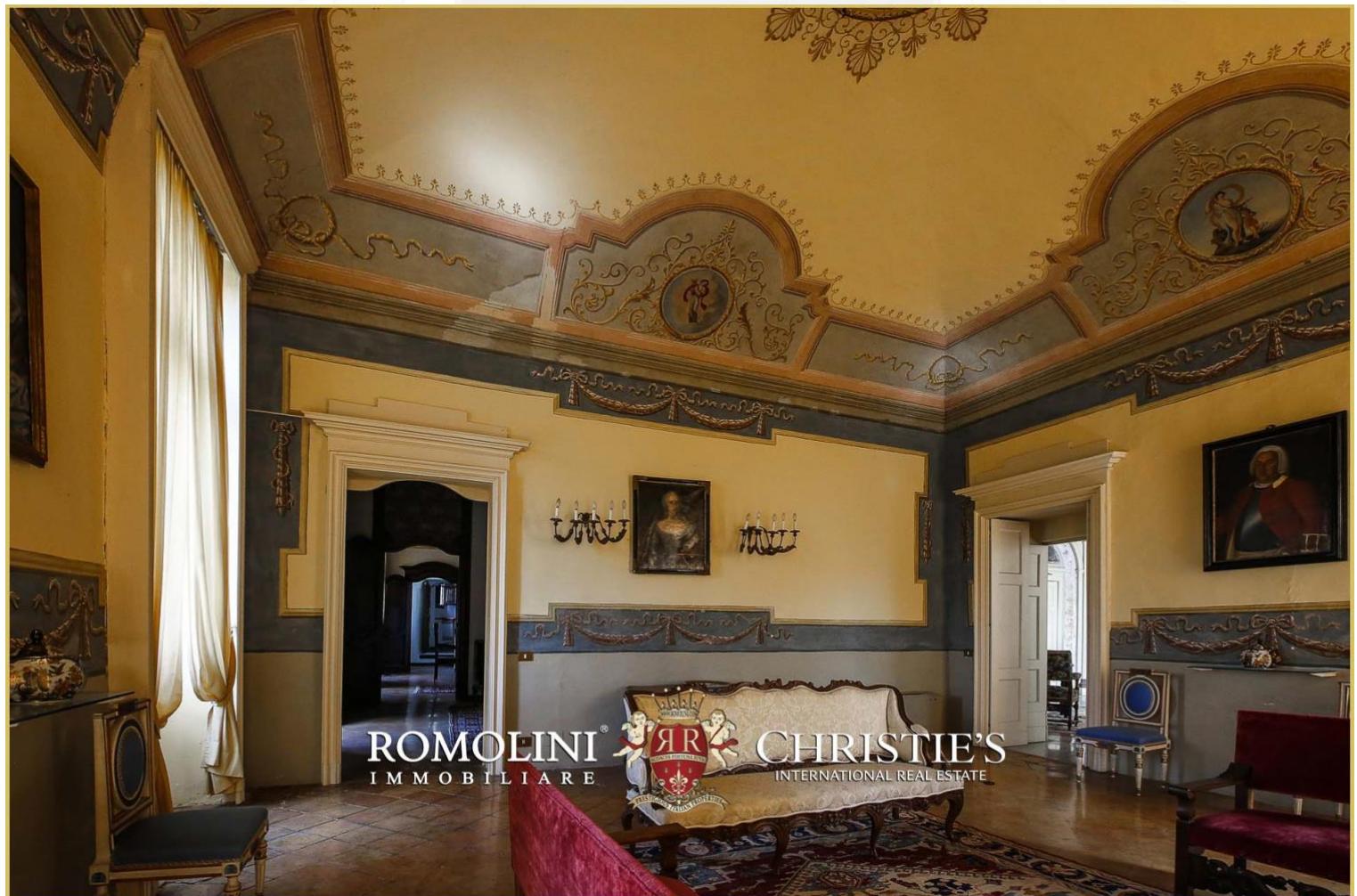
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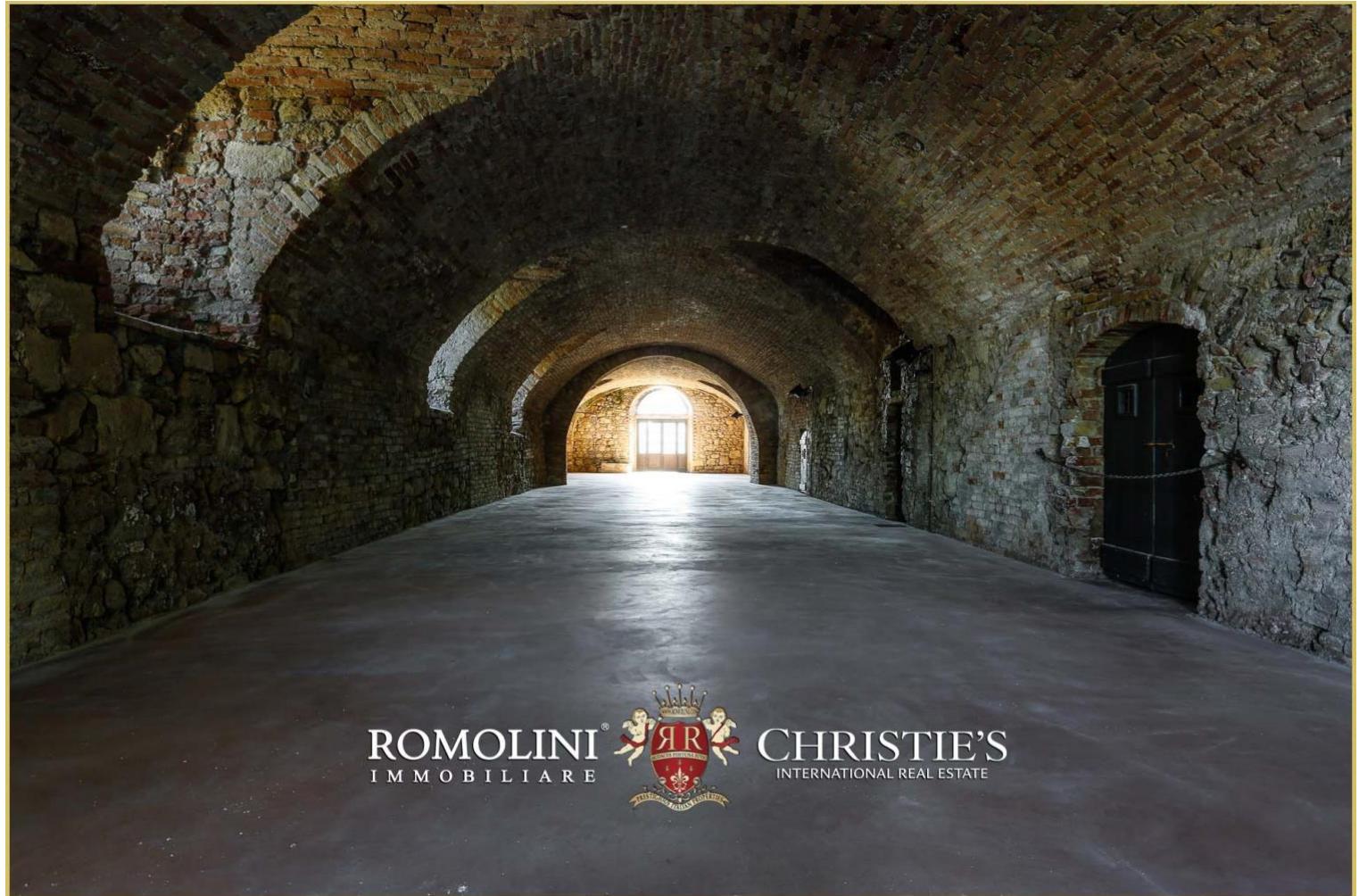
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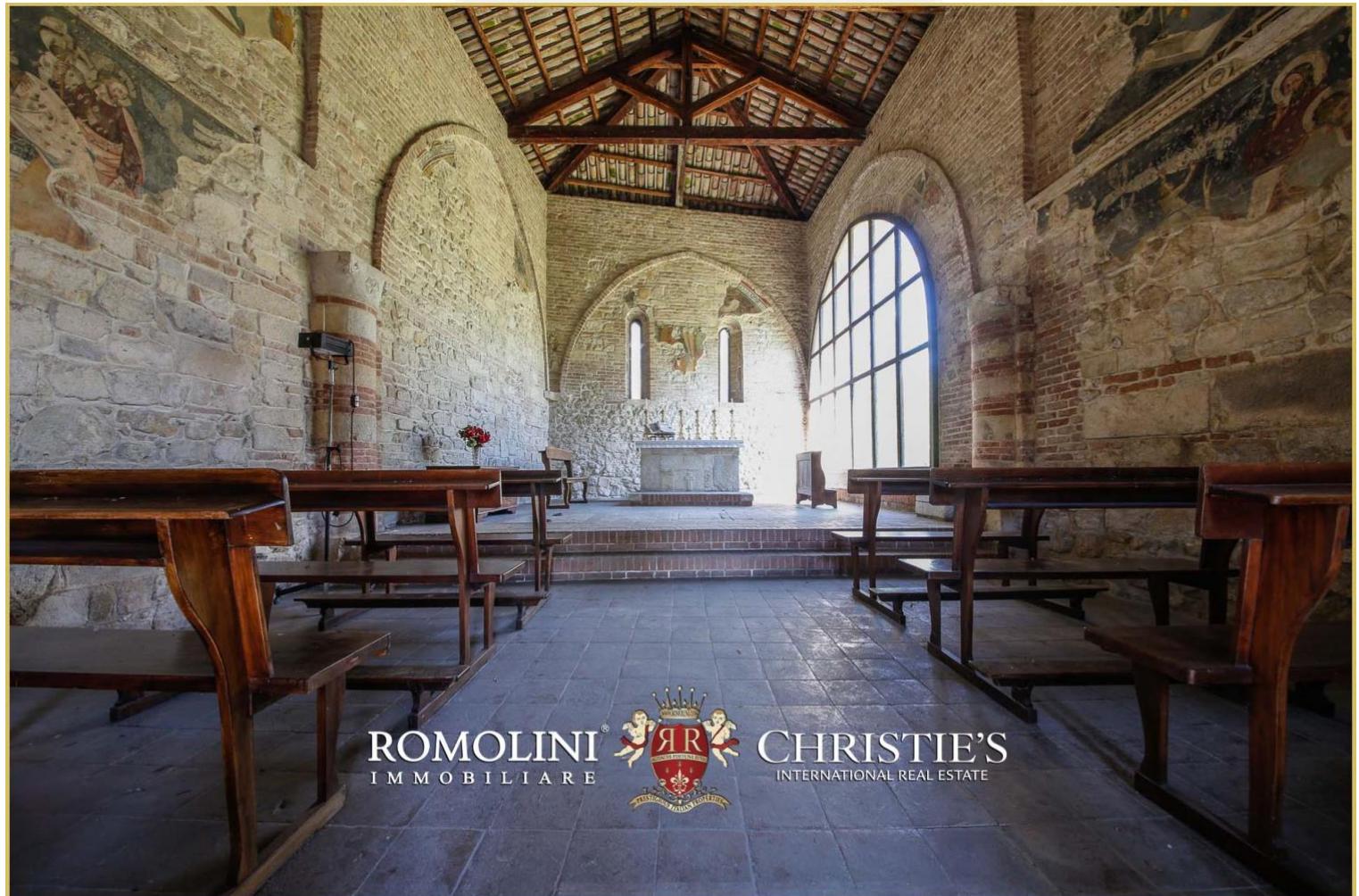




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