

PROPERTY FACT SHEET

A restored late-19th-century residence. Castagnole delle Lanze, Piedmont, Italy.

OVERVIEW

Situated in the upper part of the historic centre of Castagnole delle Lanze (300 metres above sea level), listed among I Borghi più belli d'Italia, this independent late-19th-century house underwent a comprehensive restoration between 2025 and 2026.

The property extends across three main floors (approximately 350 sqm of commercial floor area), plus an attic (approximately 120 sqm of commercial floor area). The original proportions and architectural details have been preserved. The structure, services, flooring, windows and interior finishes have been renewed to ensure comfort in every season.

Set amid the UNESCO World Heritage vineyard landscapes and just a short walk from all local amenities, the house is within easy reach of Alba (15 km), Asti (20 km), Turin (90 km), Milan (135 km) and Genoa (120 km).

KEY FACTS

350 + 120 sqm of comm. floor area	Approx. 50 sqm private garden
3 main floors plus attic	2 balconies
4 large double bedrooms	1 private exterior parking space; numerous free public parking spaces very close by
6 bathrooms	
2 independent studies	Comprehensive restoration completed in July 2026

ACCOMMODATION

GROUND FLOOR. Entrance, generous living room, dining room, bespoke kitchen with central island, pantry, bathroom, laundry, technical rooms and cellar.

FIRST FLOOR. Two large double bedrooms, each with a private bathroom and walk-in wardrobe; one independent study.

SECOND FLOOR. Two large double bedrooms, each with a private bathroom and walk-in wardrobe; one independent study.

ATTIC. A habitable attic room of approximately 15 sqm with a panoramic window, together with extensive unfinished areas suitable for storage or service spaces.

ARCHITECTURE AND RESTORATION

The intervention was conceived as a comprehensive restoration, rather than a simple renovation. The identity and proportions of the original building have been respected, while new systems and contemporary comfort have been introduced.

Notable features include:

- Original staircase in Luserna stone, cast iron and walnut wood
- Restored façade with decorative cornices and cast-iron balconies
- New double-glazed timber windows designed in continuity with the original architecture
- Black-and-white geometric flooring on the ground floor
- Wide-plank and inlaid oak flooring on the upper floors
- Restored mouldings, doors, ironmongery and architectural details

COMFORT AND SYSTEMS

- Independent gas heating with a new boiler and cast-iron radiators
- Air-conditioning provision in every bedroom
- New electrical system with 6 kW available power
- Fibre connection and Wi-Fi coverage throughout the house
- Video intercom on every floor
- Alarm system
- Provision for a photovoltaic system

CONDITION AND AVAILABILITY

The restoration was completed in July 2026, and the property has not been occupied since.

Selected furnishings may be available by separate agreement.