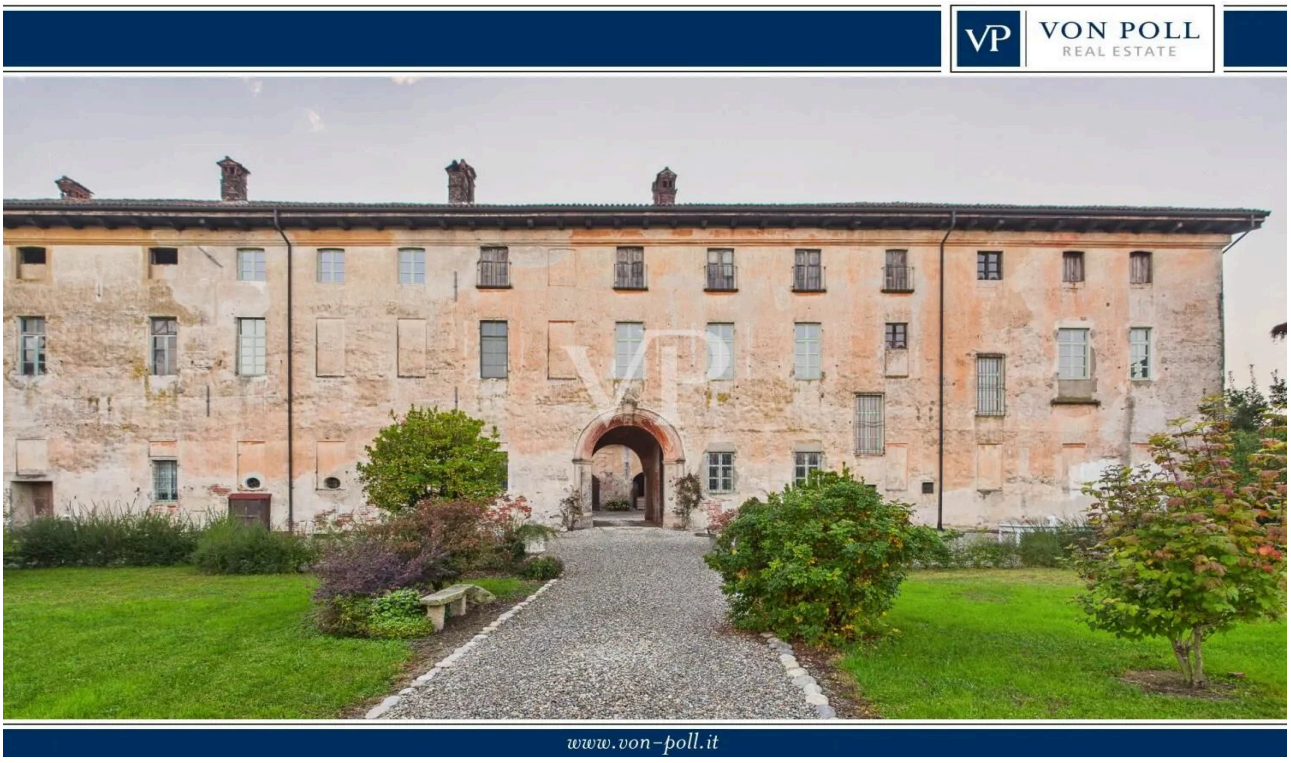
Castellazzo Novarese – Piemonte

Authentic historic home within the castle walls

Property ID: IT252942564



PURCHASE PRICE: 570.000 EUR • LIVING SPACE: ca. 1000 m^2 • ROOMS: 15

Property ID: IT252942564 - 28060 Castellazzo Novarese – Piemonte

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At a glance

Property ID	IT252942564
Living Space	ca. 1000 m²
Rooms	15
Bedrooms	8
Bathrooms	8
Year of construction	1600
Type of parking	1 x Other

Purchase Price	570.000 EUR
House	Service area [motorway]
Total Space	ca. 1200 m²
Condition of property	Modernised
Equipment	Fireplace

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Energy Data

Type of heating	Underfloor heating
Energy certificate valid until	29.10.2026
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	377 kWh/m²a
Energy efficiency class	E
Year of construction according to energy certificate	1600

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The property





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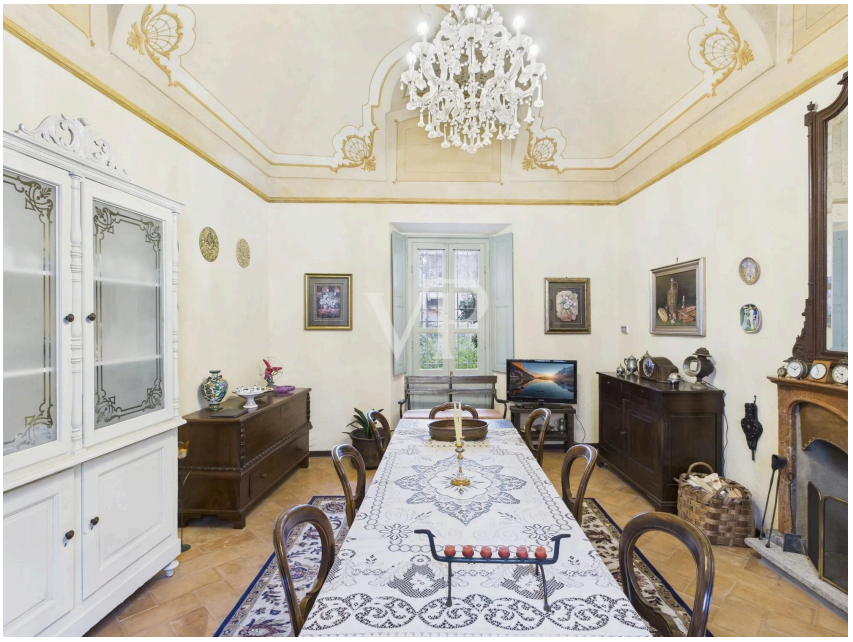
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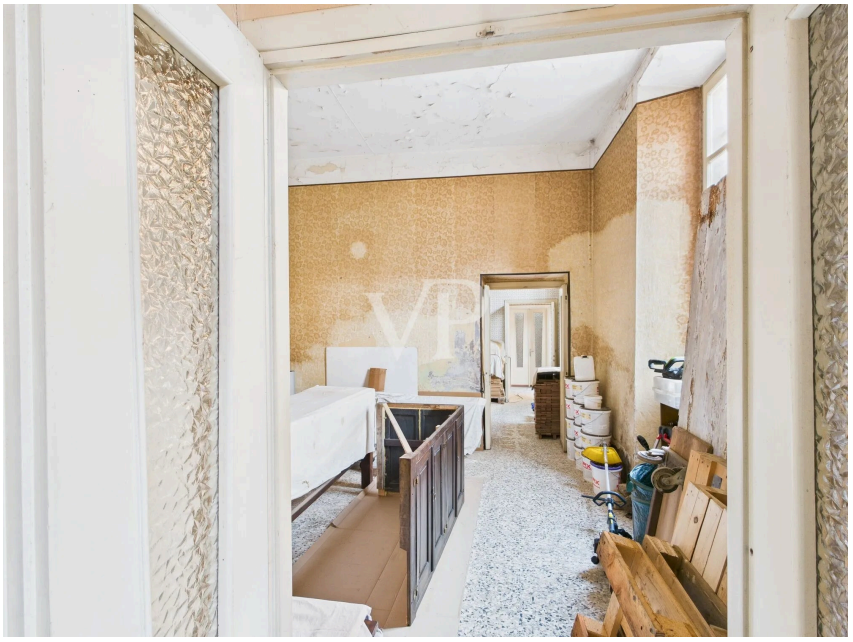
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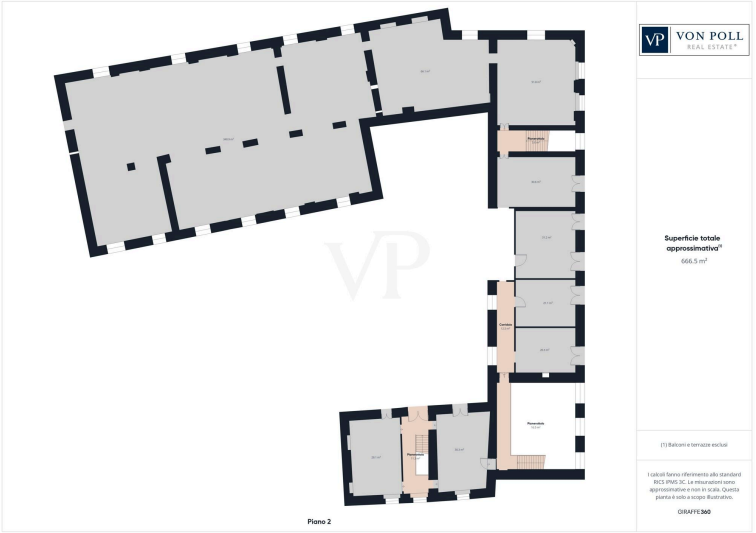


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Floor plans









This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

An authentic historical residence within the castle walls.
Within the ancient walls of the castle of Castellazzo Novarese stands the majestic historic palace "The Bishop's Palace," so named because it was the summer residence of the bishops in the 1600s. A place steeped in charm and history, it still retains intact its noble spirit and period elegance.
The spacious property is divided into two independent apartments and enriched by additional historic spaces of great architectural value.
The first apartment-the recently completely restored elegance, spanning about 350 square meters-welcomes visitors with an impressive pink granite staircase with original railing and a stone balcony on the second floor.
Inside, terracotta and parquet floors, ornate ceilings and a magnificent 18th-century fresco on the ceiling, a testament to its history, stand out. It has three bathrooms and a modern underfloor heating system, combining contemporary comfort and antique charm.

The second accommodation to be customized of about 250 square meters, is under renovation with project already approved and charges paid. A unique opportunity to complete it according to your own taste, enhancing its original architecture. Here, too, there is a second frescoed staircase, already restored, leading to a large living area with large kitchen and hall on the ground floor, and three bedrooms upstairs, one of which has an 18th-century fresco on the ceiling.
Three bathrooms, functionally distributed, complete the house.
The property continues with over 700 square meters of historic rooms used as storage, characterized by coffered ceilings and original terracotta floors.These parts, in need of restoration work, represent a huge potential for those who want to expand the spaces or create new living or accommodation solutions.
Above the entire complex stretches an original attic with beautiful trusses and a height of more than 4 meters, ideal for further architectural developments.
The roof has been completely fixed recently, ensuring solidity and preservation.
Inside the property is a courtyard of about 400 square meters, embellished by two porches: one closed, used as a garage, and one open, perfect for outdoor relaxing moments.
In front of the palace opens a 4,000-square-meter garden, planted and landscaped, with two small period porches (former chicken coops) and a charming stone fountain about 7 meters long.
A protected and enhanced asset
The Palace "Il Vescovado" is under the protection of the Superintendence of Fine Arts, which has already approved the renovation project of the second apartment, ensuring full respect for the historical and architectural value of the property.

A unique place where history, art and comfort blend harmoniously, ideal for those who dream of living or creating an exclusive project in a timeless historic home.

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Contact partner

For further information, please contact your contact person:

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