Treppo Grande – Udine

Villa Marzona - Mansion with historic grounds and frescoes

Property ID: IT262943196



PURCHASE PRICE: 490.000 EUR • LIVING SPACE: ca. 709 m^2 • ROOMS: 25 • LAND AREA: 6000 m^2

Property ID: IT262943196 - 33010 Treppo Grande – Udine

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At a glance

Property ID	IT262943196
Living Space	ca. 709 m²
Rooms	25
Bedrooms	10
Bathrooms	3

Purchase Price	490.000 EUR
House	Single-family house / Detached house
Total Space	ca. 1270 m²
Usable Space	ca. 886 m²

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The property





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A first impression

We offer for sale a charming property complex located in the Province of Udine (Municipality of Treppo Grande) consisting of two units:

Unit A/2 Dwelling House of considerable size, both residential and accessory. Inside it guards unique rooms, with frescoed rooms attributed to the painter Domenico Paghini (1778-1850), which give the property a rare historical and artistic prestige.
The dwelling is spread over several levels, offering spacious, functional rooms rich in potential:
Ground floor: entrance hall to a pass-through room, dining room, a sitting room, several service rooms, a kitchen with "fogolar," utility rooms, a storage room and a bathroom.
First floor: pass-through hall, six bedrooms, a bathroom, and a terrace that gives brightness and outdoor views.
Second floor: three bedrooms and an attic, versatile spaces that can be customized as sleeping areas, study or hobby rooms.
Third floor: study, one bedroom, hallway and bathroom, perfect for creating an independent, private and quiet area.

Unit C/6: barn, barns and storage, large spaces of rural character with great potential for conversion.

The properties, as a whole, have a total outdoor open area of 3,273 square meters.
The commercial area is taken from the cadastral plans.

Additional opportunities:

Completing the proposal, upon request, additional agricultural land that expands the potential of the property: (Municipalities of Treppo Grande and Cassacco)

€ 80,000: land adjacent to the main building, on the south side, totaling 28,542 sq. m.

€ 160,000: land a short distance from the house, totaling 79,760 sq. m.

€ 15,000: land in the territories of Troppo Grande and Cassacco, totaling 13,060 sq. m.

A unique opportunity for those who wish to live or invest in a charming historic home, with ample space, agricultural potential and an artistic value that makes this complex a truly distinctive asset.

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Contact partner

For further information, please contact your contact person:

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