

**Rif: LMR010**

An Authentic Historic Residence with Frescoes by Giovanni Savio in the Heart of the UNESCO-listed Langhe

Euro 480000**La Morra**

Nestled in the heart of the historic centre of La Morra, one of the most prestigious and sought-after villages in the Langhe, we are delighted to present Casa Oberto, a remarkable historic residence rich in history, artistic heritage and timeless charm.

The property is arranged around a characteristic private courtyard and consists of two independent buildings. Although it requires a comprehensive restoration, it has preserved an extraordinary architectural and artistic heritage, making it a truly unique opportunity within the Langhe real estate market.

The true highlight of the property is its magnificent original frescoes by Giovanni Savio, the renowned painter and decorator born in France who later settled in La Morra, where he spent much of his life and left a significant artistic legacy. Widely regarded as one of the finest decorative artists working in the Langhe between the late nineteenth and early twentieth centuries, Savio embellished numerous historic residences, chapels and public buildings with his elegant style. In 1980, the Municipality of La Morra honoured him with a retrospective exhibition and a comprehensive catalogue of his works, acknowledging their outstanding historical and cultural significance. The frescoes preserved within Casa Oberto create an atmosphere of exceptional elegance and authenticity, transforming this residence into a rare artistic treasure.

Thanks to its privileged location in the centre of one of the most iconic villages of the UNESCO World Heritage Langhe, visited every year by thousands of travellers from around the world, the property offers outstanding development potential.

Following a careful and respectful restoration, it could become an exclusive boutique hotel, a charming bed & breakfast, an elegant private residence or a prestigious representative home where history, art and architecture blend together in perfect harmony.

This is a rare opportunity for those seeking to invest in a property of exceptional historical and cultural value, in one of Italy's most celebrated food-and-wine destinations.

Property Description

Main Residence

The principal building is arranged over three floors.

Ground Floor

- ? Kitchen
- ? Two storage rooms
- ? Bathroom
- ? Boiler room

First Floor

Three spacious bedrooms featuring magnificent period fireplaces and the extraordinary original frescoes by Giovanni Savio, the undisputed centrepiece of the residence. Two balconies overlooking the charming private courtyard complete this floor.

Second Floor

An apartment comprising an entrance hall, living room with kitchenette, three bedrooms and a bathroom. Two small balconies offer delightful panoramic views over the rooftops of La Morra's historic centre and the rolling hills of the Langhe.

Second Building

The second building includes several storage rooms on the ground floor. The first floor, accessible via an external staircase, features a large terrace and an expansive open-plan room, offering outstanding potential to be converted into a second independent apartment, guest accommodation, a private studio or an exclusive wellness area.

Condition

Structurally, both the building and the roof are in good condition. The interiors require complete renovation, providing the opportunity to undertake a restoration project that fully enhances the property's remarkable historical, artistic and architectural significance.

Casa Oberto is far more than a property awaiting restoration: it is a genuine piece of Langhe history, a place where every room tells a story and where Giovanni Savio's extraordinary frescoes continue to inspire and captivate all who admire them.

DETTAGLI IMMOBILE:

Vicino A:	Centro
Stato Immobile:	Ristrutturato
Camere:	5
Bagni:	2
Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 3 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso

Grado Di Silenziosita:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	610
Superficie Abitabile Mq:	290
Classe Energetica:	G 371,62 kWh/mq anno
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Portico, Box auto, Posto auto, Fienile, Balconi, Terrazzo, Cortile, Caminetto
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Altro
Orientamento Terreno:	Sud
Autostrada:	9 km
Mare:	80 km
Aereoporto:	81 km
Piste Sci:	65 km
Locali:	11
Numero Di Piani:	3

