



Rif: SLZ001

Historic Aristocratic Residence with 1 Hectare of Land – Sciolze

Euro 240000



Sciolze

In the heart of the picturesque municipality of Sciolze, in the province of Turin, we present **Villa Provale**, a captivating aristocratic residence once home to the painter Federico Boccardo. The building is currently in need of full renovation but offers enormous potential. Constructed with solid brick walls and a traditional tiled roof, and enriched with a wooden balcony and vaulted ceilings, the villa retains the charm of historic noble homes.

Property Layout

The estate consists of two separate dwellings with independent access:

- **Main Residence:** Once hosting nobility, featuring several fireplaces that create a warm and inviting atmosphere.
- **Second Residence:** Formerly inhabited by staff, consisting of two bedrooms and a room with an oven.

The property also includes a rustic building with a cellar, stable, and barn, offering additional possibilities for renovation or expansion. A portico provides an ideal space for outdoor dining or small gatherings.

Land and Views

The property sits on approximately 1 hectare of tree-lined meadow, offering enchanting views over the surrounding hills and the majestic Piedmontese mountains. Its southern exposure ensures excellent sunlight throughout the day. Additionally, there is an artesian well, adding further value to the estate.

Potential Use

Villa Provale represents a unique opportunity for those wishing to immerse themselves in Piedmontese tradition and create a residence of great charm. The large size also makes it suitable for tourism-related use, such as a boutique guesthouse or luxury retreat.

About Sciolze

Sciolze is a charming municipality in the province of Turin, surrounded by gentle hills and vineyards

that are part of the Langhe and Roero wine regions. With a history stretching back to ancient times, Sciolze offers a tranquil and picturesque atmosphere, perfect for a break from city life.

The village preserves its medieval layout, with narrow streets and stone houses, while the valley views are breathtaking. Nature lovers will enjoy numerous trails for hiking and walks, immersed in greenery. Sciolze is also ideal for food and wine enthusiasts, thanks to nearby renowned wineries and the opportunity to savor traditional Piedmontese cuisine. Its mild climate, tranquility, and beauty make it a perfect destination for a relaxing and authentic visit.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	XIX sec
Stato Immobile:	Da ristrutturare
Altitudine:	660 m s.l.m.
Posizione:	In borgata
Indipendenza Sui Lati:	Su 1 lato
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	700
Classe Energetica:	E- 247Kwh/mqa
Tipo Di Riscaldamento:	Senza riscaldamento
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Portico, Posto auto, Cantina, Fienile, Stalla, Balconi, Cortile, Caminetto, Pozzo, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike
Terreno Mq:	10100
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
Autostrada:	15 km
Primo Centro Abitato:	1,6 km
Mare:	155 km
Aereoporto:	30 km
Numero Di Piani:	2

