


Rif: INC001

Castle with 3 ha of Land

Euro 970000



Incisa Scapaccino

Step into History.

The *Castello Nuovo di Incisa* is a historic building originating from a medieval castle, built just before the year 1000, located at the center of an ancient village on top of a hill overlooking the valley, just a few kilometers from Nizza Monferrato.

The castle has witnessed multiple vicissitudes and conquests in this part of Monferrato, having undergone several destructions and reconstructions over the centuries. For centuries, it accompanied the history of the Marquises of Incisa, a powerful family from the 12th to the 14th century, who played a key role in the power struggles among the dominant lordships of the era, such as Monferrato, Savoy, and the Visconti.

As it stands today, the castle is a neo-Gothic building, largely rebuilt in the early 1900s, yet it still preserves architectural traces from previous periods, notably remnants of the medieval castle tower, still visible at the top of the hill within the private park.

The *Castello Nuovo di Incisa* is arranged around a courtyard, enclosed on three sides by residential buildings and on one side by a large retaining wall supporting the upper part of the hill, where the private park extends.

The building has two above-ground floors connected by two internal staircases and a large cellar. Each floor features a sequence of rooms. In total, there are 26 rooms, many with beautiful vaulted, coffered, or frescoed ceilings. Most floors are original, mainly decorated cement tiles with various patterns.

The structures and roof are in good condition. Clearly, updates are needed for the utilities, which should be modernized and adapted according to the intended use of the property.

On one of the two short sides stands a crenellated tower, from whose top you can enjoy a breathtaking panorama.

The land, extending for about 3 hectares at the edge of the village, was formerly cultivated with vineyards, which for centuries—and still today—represent an excellence of the territory.

This property is considered a unique opportunity to invest in a monument that represents the history of this territory, which is experiencing growing interest thanks to its inclusion in the UNESCO World

Heritage list.

DETTAGLI IMMOBILE:

Vicino A:	Centro
Anno Di Costruzione:	1000 D.C.
Stato Immobile:	Abitabile
Camere:	6
Bagni:	2
Altitudine:	190 m s.l.m.
Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 4 lati
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:	1244
Superficie Abitabile Mq:	650
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Portico, Posto auto, Cantina, Terrazzo, Cortile, Forno, Caminetto, Giardino, Parco
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	32000
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
Autostrada:	16 km
Primo Centro Abitato:	0 km
Mare:	86 km
Aeroporto:	119 km
Numero Stanze:	20
Numero Di Piani:	2

