

**Rif: PZZ009**

Historic townhouse for sale in the centre of Piozzo

Euro 290000**Piozzo**

In the heart of the characteristic village of Piozzo, in the province of Cuneo, we offer for sale this charming historic townhouse dating back to **1717**, rich in original architectural features and character.

Piozzo is a small Piedmontese village surrounded by the hills of the Langhe and Monregalese areas, also known for its traditional **Regional Pumpkin Fair** and for the Baladin brewery, which was founded right here in Piozzo. The location offers the opportunity to enjoy a peaceful and authentic setting, within easy reach of important towns in the area and the main attractions of the Langhe.

The main entrance leads into a charming **internal courtyard**, from which the house can be accessed. The property is arranged over **three floors**, connected by an impressive internal staircase featuring a fine, hand-crafted wrought-iron railing. This is one of the property's distinctive features and enhances both its character and its potential uses.

The layout of the rooms allows the property to be envisioned as a prestigious **private residence**, or alternatively converted into **three independent apartments**. Given its characteristics, size and location, it could also be an interesting opportunity for the creation of a small **boutique hotel** or a hospitality property with historic character.

Ground floor

The ground floor features a beautiful **central hallway**, characterised by vaulted ceilings, period architectural elements and a distinctive **honeycomb-pattern floor** made of two-tone hexagonal stone and terrazzo tiles, leading to the various rooms of the house.

There is also a **second entrance directly from the side street**, a dining kitchen, a bathroom, a cellar and two bedrooms.

Together with the vaulted ceilings and historic finishes, the hallway immediately evokes the atmosphere of an old Piedmontese aristocratic residence.

First floor

The first floor is also arranged around an elegant hallway, illuminated by characteristic **arched windows overlooking the internal courtyard**.

This level comprises a kitchen, a bathroom and **four large bedrooms**, enhanced by Genoese-style marble terrazzo floors, moulded vaulted ceilings and frescoed decorations. Some rooms enjoy particularly pleasant views and balconies overlooking both the village street and the internal courtyard.

The rooms retain interesting period architectural details, including **historic stone fireplaces and decorated doors**, giving the property a particularly evocative historic character.

Second floor

The top floor was renovated more recently and offers a more contemporary and functional living environment.

It comprises a kitchen, a living room with fireplace, a bedroom and a bathroom, effectively creating a **self-contained living unit** that is ready to be used.

A property with many possibilities

The property is completed by **two garages**, particularly valuable given the central location.

The true appeal of this townhouse lies in the possibility of adapting it to different needs while preserving the building's history and character: a large private home, a property divided into several independent apartments, or a small **boutique hotel** able to enhance its historic rooms, frescoed vaults, internal courtyard and central village location.

An interesting property for those looking for a **historic home in Piedmont**, as well as for those wishing to develop a hospitality project in a characteristic village of the Langhe.

The property is sold **partially furnished**, allowing some of the period furnishings and features that contribute to its distinctive character to be retained.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1717
Stato Immobile:	Parzialmente ristrutturato
Camere:	5
Bagni:	3
Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 2 lati
Indipendenza Verticale:	Non da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosita:	Normale
Grado Di Silenziosita:	Silenzioso
Utenze:	Acqua, Gas

Superficie Totale Mq:	395
Superficie Abitabile Mq:	320
Classe Energetica:	G
Tipo Di Riscaldamento:	Riscaldamento autonomo
Altre Caratteristiche:	Box auto multiplo, Cantina, Balconi, Cortile, Caminetto
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Bosco
Orientamento Terreno:	Nord
Locali:	11
Numero Di Piani:	3

