

**Rif: CML036**

Historic 16th-Century Palazzo with Private Courtyard in the Heart of Cortemilia – A Unique Gem in the Alta Langa

Euro 700000**Cortemilia**

In the heart of the medieval town of **Cortemilia**, one of the most charming villages in the Alta Langa, lies this exceptional **16th-century historic residence**, beautifully restored while preserving its original architectural character and timeless elegance.

Hidden behind the ancient arcades of the historic centre and featuring a **private, enclosed courtyard**, the property offers a rare combination of history, privacy and everyday convenience. Restaurants, wine bars, cafés and local shops are all within walking distance, while Alba, Canelli and Acqui Terme can be reached in a short drive.

The property extends over **three floors of approximately 180 sqm each**, complemented by a charming street-level shop, ideal for a boutique, gallery, studio or professional office.

The interiors are remarkable for their generous proportions and magnificent original features, including **4.75-metre-high ceilings**, period frescoes, elegant fireplaces, traditional terracotta floors, impressive stone staircases, historic arches and spacious terraces.

The restoration has been carried out with great care, preserving the authentic atmosphere of the residence while seamlessly incorporating modern comforts. Many rooms have already been fully restored, while additional spaces offer the opportunity to create bespoke living areas tailored to individual needs.

The property benefits from **two independent entrances**: one beneath the characteristic medieval arcades and another through a private gate leading directly into the enclosed courtyard.

Thanks to its impressive size and versatile layout, this exceptional property is perfectly suited as a prestigious private residence, luxury holiday home, boutique hotel, elegant guesthouse or an exclusive collection of luxury apartments.

Owning this residence means owning a piece of the rich history of the Alta Langa, a region internationally renowned for its breathtaking landscapes, outstanding food and wine culture, and rapidly growing tourism driven by the prestigious **Alta Langa DOCG Metodo Classico** sparkling wine production.

A truly one-of-a-kind property where history, elegance and endless potential come together in one of

Piedmont's most authentic and sought-after locations.

Viewing is highly recommended to fully appreciate the impressive spaces, refined restoration and extraordinary architectural details that make this residence truly unique.

DETTAGLI IMMOBILE:

Vicino A:	Centro, Polizia, Stazione, Bar, Scuola
Anno Di Costruzione:	1600
Stato Immobile:	Ristrutturato
Camere:	1
Bagni:	2
Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 2 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud-ovest
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas, Telefono
Materiali Di Facciata:	intonaco
Superficie Totale Mq:	950
Classe Energetica:	G - 455,38Kwh/mqaa
Tipo Di Riscaldamento:	Con riscaldamento
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Portico, Box auto, Posto auto, Solaio, Balconi, Terrazzo, Cortile, Caminetto, Giardino
Opportunità Turistiche In Zona:	Equitazione, Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	500
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Altro
Orientamento Terreno:	Sud
Locali:	18
Numero Di Piani:	4

