

**Rif: CEV008**

Prestigious 19th-Century Villa with Private Park

Euro 510000**Ceva**

Elegant historic 19th-century villa with private park and outstanding hospitality potential

Just a few steps from the center of Ceva, in a private yet convenient location close to all services, stands this charming 19th-century manor villa, surrounded by a magnificent private park of approximately 5,500 sqm and complemented by a distinctive independent two-level house, ideal as a caretaker's residence, guest house, or service building.

The main property covers a total surface of approximately 1,128 sqm across three levels. It currently hosts six independent apartments, one of which features a splendid panoramic terrace overlooking the park. The top floor offers sufficient height to allow the creation of additional residential units or large shared service spaces.

Several storage rooms and an atmospheric cellar in the basement complete the property.

The building has undergone careful restoration that has enhanced its original architectural features while preserving the historic charm of the residence. Particularly striking are the ground-floor rooms, characterized by magnificent exposed brick vaults, currently used as artist workshops but easily convertible into additional living spaces, event halls, wellness areas, or hospitality facilities.

One of the most fascinating aspects of the property is its park, a true green oasis offering rare tranquility and home to a rich wildlife population. Throughout the year, numerous bird species can be observed among the trees and green areas, creating a unique and evocative atmosphere. Notable species include the great tit, the lively robin, the melodious nightingale, the jay, and many others, while in the warmer months swallows, swifts, and majestic alpine swifts animate the sky above the park.

Thanks to its size, layout, and exclusive setting, the property is ideal both as a prestigious private residence and as an investment in the hospitality sector. The villa is perfectly suited for conversion into a boutique hotel, charming relais, high-end accommodation facility, event residence, or elegant guesthouse with dedicated services. The spacious interiors also allow for the creation of a spa, wellness areas, reception halls, cultural activity spaces, and a refined restaurant.

The land offers further development opportunities: approximately 200 sqm are buildable and allow the construction of additional structures. The large outdoor areas also make it possible to add a swimming pool, relaxation areas, and guest pathways.

Finally, the property benefits from ample outdoor parking and two independent entrances, further enhancing its functionality and appeal.

Ceva is one of the most historically rich towns in southern Piedmont. Its origins date back to Roman times, when it served as an important connection point between the Po Valley and Liguria. Thanks to its strategic position along ancient trade routes leading to the sea, the town became an important center of commerce over the centuries.

During the Middle Ages, Ceva was the capital of the Marquisate of Ceva, one of the most important feudal states in southern Piedmont.

Today, Ceva still preserves its historical charm through medieval arcades, noble palaces, historic churches, and castles overlooking the surrounding area. The town also represents the natural gateway between Piedmont and Liguria, located along the axis connecting Turin, Cuneo, and the Ligurian Riviera.

This privileged location, combined with its proximity to the A6 Turin–Savona motorway and the Turin–Savona railway line, makes the property particularly attractive not only as a prestigious private residence but also for the development of hospitality, tourism, and food & wine businesses aimed at both national and international clients.

A historic residence immersed in nature, where elegance, biodiversity, and entrepreneurial potential merge into a truly unique real estate opportunity.

DETTAGLI IMMOBILE:

Vicino A:	Centro
Stato Immobile:	Ristrutturato
Camere:	13
Bagni:	8
Posizione:	Isolato
Indipendenza Sui Lati:	Su 1 lato
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud-est
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	1250
Classe Energetica:	D 54,95 kWh/mq anno
Tipo Di Riscaldamento:	Riscaldamento autonomo
Altre Caratteristiche:	Portico, Posto auto, Cantina, Balconi, Terrazzo, Cortile, Giardino, Parco

Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	9821
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Altro
Orientamento Terreno:	Sud
Locali:	32
Numero Di Piani:	3

