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REALROI

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Piazza Malvezzi 23 - 25015 Desenzano del Garda (BS)

(+39) 030 4191413

Historical villa: for sale in Castiglione delle Stiviere

€ 1.700.000

Ref. CBI119-1337-89



1.073 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 9

In Castiglione delle Stiviere, in the historic centre, we offer for sale an important palace of considerable size with a park of approximately 2,700 square metres. This property represents a unique opportunity for its beauty and versatility of use, excellent for a representative location, for commercial activity (boutique hotel/exhibition/weddings/events) or as a spectacular residence that offers all the comforts of living in the historical heart of the town that was once the home of the Gonzaga, the large halls and spaces of the house and a magnificent garden of 2,700sqm. The property was built in 1800 on an existing building and renovated over time. The last intervention is in the 80s, needs modernisation and partly rebuilding. The property has two entrances, a pedestrian one for guests on Via Marconi and a driveway through Piazza San Luigi Gonzaga. The latter is reached by crossing an alley that follows the medieval walls that protect the park. The entrance door opens onto a beautiful courtyard that allows access to the main house, a side wing that leads to the tower of medieval architecture and the beautiful garden that offers a glimpse of the domes of the Church of San Luigi and the Cathedral of Castiglione delle Stiviere. The main house has two main floors. On the ground floor there is a kitchen, a dining room, a living room as well as various service rooms. A beautiful central staircase leads to the upper floor where there is a second reception room as well as 5 bedrooms and several bathrooms. The second floor under the roof has considerable height but has never been used as a dwelling. The side part of the palace is very impressive, where on the first floor we find a first room that was used for reading and a second room of about 50 square metres dedicated to banquets. From here we reach a study and the entrance to the tower which, from the top, allows a total view of the roofs of the historic centre of Castiglione. The Palazzo was inhabited by Giuseppe Nodari, a doctor, patriot and artist who was a Garibaldian of the Thousand. Castiglione delle Stiviere is a town of about 30,000 inhabitants located on the morainic hills, a famous historical summer residence of the Gonzaga family. There is a lot of historical evidence of the long stay of the patron saint San Luigi Gonzaga. These places are also the birthplace of the International Red Cross. It was here that

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Henry Dunant began his journey to assist the wounded in wars regardless of nationality and on his return to Geneva he decided to write a book on the battle of Solferino and the humanitarian aid provided by the inhabitants of this town. Today, it is possible to relive this piece of history by visiting the important International Red Cross Museum: <http://www.micr.it/>. This municipality is unique in that it is clearly different from neighbouring towns and is an exception in the province of Mantua, both from an urban and historical point of view. In addition, these places are of great interest due to their proximity to prestigious golf courses and countless stables and riding stables as well as the excellent food and wine of the area.

Certification

Energy Class: G

Features

Property ID: CBI119-1337-89	Contract: Sale
Categoria: Historical villa:	Address: Via G. Marconi, 29
Zip Code: 46043	Municipality: Castiglione delle Stiviere
Total sqm: 1.073 sq.m.	Bedrooms: 5
Bathrooms: 5	Rooms: 9
Internal condition: To be renovated	Floor: 3
Total floors: 3	Independent heating: Heating
Parking space: Carport	Date of construction: 1850
Current Status: Available after the deed of sale	Balconies: Present
Garden: Private, 2.680 sq.m.	Sea distance: 12.000 meter
Kitchen: Regular Kitchen	Garage: for one car
Tv Antenna : Autonomous	Closet
ADSL Coverage	Fastweb Coverage
Fireplace	Telephone System
Shower	Wooden Window Frames
Shutters	Distance shops or city

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	



Rooms

Sala da pranzo : 25 sq.m.

Corridoio : 20 sq.m.

Soggiorno : 37 sq.m.

Locale Caldaia : 16 sq.m.

Bagno : 21 sq.m.

Salotto : 36 sq.m.

Corridoio : 16 sq.m.

Bagno : 7 sq.m.

Camera da letto : 33 sq.m.

Camera Matrimoniale : 25 sq.m.

Armadio/Guardaroba : 27 sq.m.

Camera Bimbi : 16 sq.m.

Bagno : 3 sq.m.

Bagno : 9 sq.m.

Camera Matrimoniale : 20 sq.m.

Studio : 41 sq.m.

Libreria/Biblioteca : 47 sq.m.

Lavanderia : 17 sq.m.



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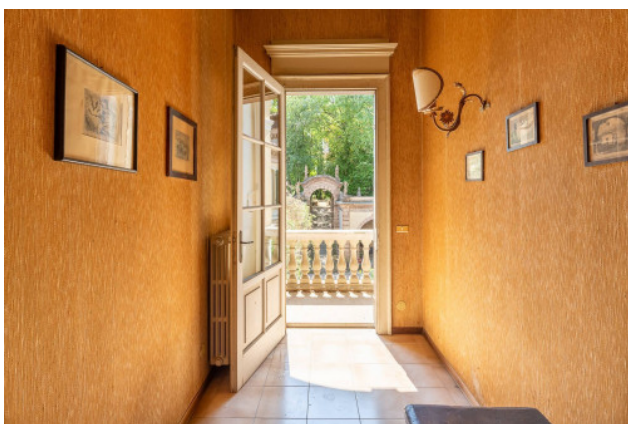
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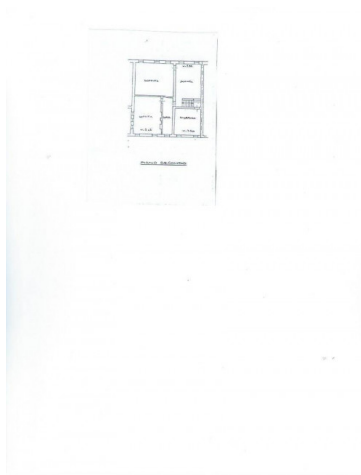
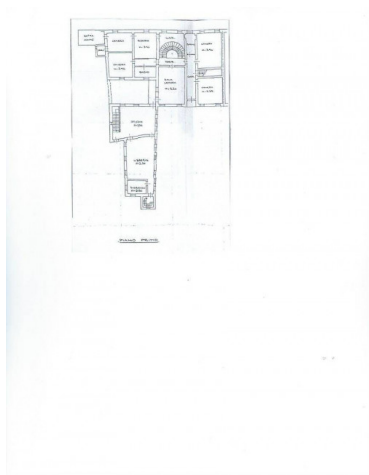
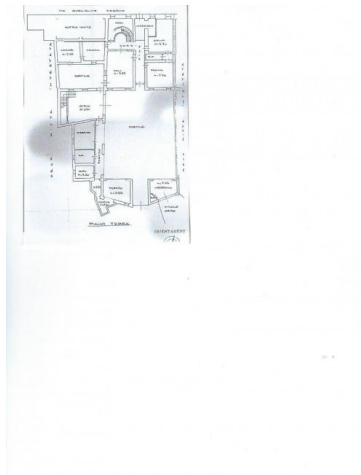
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