



## Excellent 4 Bed House for Sale In Valduggia Vercelli Italy



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 148,615.47

### Τοποθεσία

Χώρα:	Italy
Ταχυδρομικός κωδικός:	13018
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Περιγραφή:	Excellent 4 Bed House for Sale In Valduggia Vercelli Italy

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Località Lebbia n.47  
Valduggia  
Vercelli  
13018  
Italy

Historic 18th-Century Valsesian Cloister House in Valduggia, Italy

Discover a rare architectural jewel nestled within the Monte Fenere Natural Park, a pristine landscape integrated into the UNESCO-recognized Sesia Val Grande Global Geopark. This 18th-century residence is a particularly notable example of traditional cloister-style Valsesian architecture. It is distinguished by its authentic stone arches on both the lower and upper floors—a rare feature, as most local homes only feature them on a single level. This architectural significance is so profound that the home is featured in



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the prestigious digest 'Ancient Houses from Valsesia' by architect Comoli Mandracci.

## Architectural Authenticity & Layout

Spanning a generous 283 m<sup>2</sup>, the main residence is arranged over two floors around a private, sun-drenched inner courtyard. This is a home of manageable proportions that retains its soulful, period integrity, making it the perfect candidate for a sensitive restoration.

The current layout includes:

\*

**Living Quarters:** Four spacious bedrooms and three reception rooms bathed in natural light. The home currently features 1.5 bathrooms.

\*

**Heritage Features:** A traditional kitchen featuring its original wood-fired bread oven, solid wood plank flooring, exposed timber beam ceilings, and original timber-framed windows.

\*

**The Vaults:** Extensive, dry, brick-vaulted cellars offer an incredible foundation for a private wine cellar, a rustic 'taverna,' or a bespoke home cinema.

\*

**Expansion Potential:** A former hayloft and a full-sized attic space are primed for conversion into additional living or creative areas.

## Private Grounds and 'Al Fresco' Living

The property sits on a total plot of approximately 360 m<sup>2</sup>, which encompasses the house, a charming pleasure garden, and a larger orchard. The outdoor spaces are a true highlight, offering:

\*

**Two Columned Patios:** The first-floor gallery provides a front-row seat to spectacular Italian sunsets over the hills.

\*

**Leisure Potential:** Ample scope exists to install a swimming pool within the orchard or to create a dedicated spa sanctuary within the adjoining rustic structures (subject to planning).



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Garages: One or two double garages are available via separate negotiation (approx. €6,000 each).

## A Lifestyle of Culture and Nature

Valduggia is the birthplace of the Renaissance master Gaudenzio Ferrari, and that creative spirit lingers in this laid-back village. Here, you can enjoy a slow-paced life supported by local amenities and vibrant gastronomic festivals. For the active soul, numerous hiking trails start right at your doorstep, while the crystalline waters of Lakes Orta and Maggiore are just a short drive away. For a change of pace, the Ligurian Sea is less than two hours away via motorway.

## Investment & Opportunity

Offered at an asking price in the region of €130,000, this property represents exceptional value for a historic home of this caliber. This is an unfurnished residence awaiting a new chapter.

Note on Expansion: The neighboring house within the same courtyard will also be available for sale shortly. Unlike the primary historic residence, that property is already double-glazed and features a dual gas and wood-burning central heating system, along with a fabulous 50 m<sup>2</sup> terrace. Together, these two properties offer a unique opportunity to create a multi-generational family estate or a boutique hospitality business.

Whether you are looking for a rewarding restoration project or a peaceful retreat in one of Italy's most geologically significant regions, this Valduggia home is a sanctuary where history and nature converge.

## ABOUT THE AREA

Valduggia is a picturesque commune tucked away in the Valsesia region of the Province of Vercelli, situated in the northern Italian region of Piedmont. It is characterized by its tranquil, verdant setting where the foothills of the Alps begin to rise, offering a serene atmosphere far removed from the frantic pace of Italy's major metropolitan centers. The village is famously known as the 'Village of the Bells,' a title earned through its centuries-old tradition of bell founding, most notably by the Mazzola family, whose craftsmanship has echoed through churches across Europe for generations.

The architectural character of Valduggia is a charming mix of rustic stone dwellings and elegant historic buildings that reflect its industrial and artisanal prosperity. Walking through its center, visitors can admire the Church of San Giorgio, which houses significant local artworks, and several ornate chapels that dot the surrounding hillsides. The town serves as a gateway to the high Valsesia valley, making it a perfect starting point for hikers and nature enthusiasts looking to explore the Monte Fenere Natural Park, which is rich in archaeological sites and diverse flora.

Economically and culturally, Valduggia has successfully transitioned from its traditional bell-making roots into a modern industrial hub, particularly specializing in the production of valves and taps. This 'Taps and Valves' district is world-renowned, blending high-tech manufacturing with the meticulous



attention to detail inherited from its founding artisans. Despite this industrial success, the village remains deeply connected to its culinary heritage, where local trattorias serve authentic Piedmontese dishes, including rich risottos, mountain cheeses, and the robust red wines of the nearby Gattinara and Ghemme regions.

For travelers looking to visit this hidden gem, the Milan Malpensa Airport (MXP) is the nearest major international gateway, located approximately 55 kilometers (about an hour's drive) to the southeast. The airport provides extensive global connections and is conveniently linked to Valduggia via the A26 motorway. Alternatively, Milan Linate Airport (LIN) and Turin Airport (TRN) are also accessible within a 90-minute drive, providing further flexibility for visitors exploring the stunning landscape of Vercelli and the wider Piedmont region.

## MAiN FEATURES:

- \* 283m<sup>2</sup> of living space
- \* 360m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 1.5 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Κοινά**

Κρεβατοκάμαρες:	4
1/2 baths:	1
Τελειωμένα τετραγωνικά πόδια:	283 τ.μ
Μέγεθος αυλής:	360 τ.μ

### **Utility details**

Heating:	Ναί
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### **Rental details**

Furnished:	Όχι
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### **Lease terms**

Date Available:

### **Contact information**



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