



## Commercial Building For Sale In Cassine Piedmont Italy



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 575,009.17

### Location

Country: Italy  
State/Region/Province: Piedmont  
City: Cassine  
Address: Via S. Realino, 15  
ZIP code: 15016  
Posted: Aug 09, 2024

Description:  
Commercial Building For Sale In Cassine Piedmont Italy

Esales Property ID: es5554255

Via S. Realino, 15, 15016 Cassine AL, Italy

Palazzo Guerrini (Mandrilli) is a historical mansion of XVII century located in Cassine, a small medieval Italian town. Until 1970th General Aldo Mandrilli owned the Palazzo. The building has rare ceiling frescos by famous Italian painter Antonio Marchetti (Brescia, 1724–1791) most of which is well preserved in its original. The building also has antic floor mosaics, original doors and windows, and many accessories from the 17th-18th centuries that will make you feel in an atmosphere of medieval Italy! The building is ideal for a boutique hotel, private institute, elderly house, etc. Hotel licence is included into price.

Recently there has been a major restoration of the authentic roof. At the same time, modern



communication lines were made for sewerage, electricity, water and gas.

In total there are 20 rooms in the property and more rooms can be made in the loft which has its own windows and an independent access. Currently 10 rooms and 2 bathroom have been renovated and original frescos, floor mosaics, wall-papers, etc were preserved and restored.

The property has access from two streets and is located on Cassine's main street. The property has a beautiful internal courtyard (aprx. 10 acres) with two antic water wells, fruit trees (apricot, fig, plums, persimmon, etc) as well as an underground water reservoir.

Construction insights: the building is built of bricks and most walls have 40-60 sm width. Windows and doors are made of wood and nearly all are in perfect working condition. Most ceilings are in a form of cupola. Roof is a traditional clay coppi, put on a wooden platform. Floors in the rooms are mostly mosaic or authentic terracotta. Bathrooms are newly constructed with a dry-wall and have a modern water/sewer system in place. Stairs are made in stone except for stairs of the medieval tower which is wooden.

Basement: there are two basements in the building: big basement is 5x25m and can be used as a restaurant or winery; whereas the second basement (4x7m) can become a spa. All walls in the basement are made of bricks and the ceilings are oval. There has been an ancient tunnel in the basement but it has been closed by the municipality. Basement can be accessed both from the inside and from the yard.

Heating/cooling: most rooms have central heating operating on gas; several rooms have fire-place of Spanish Carrara marble but few are operational today; one room has a modern AC. All bedrooms have chimney access and wooden heaters can easily be installed.

Parking: two cars can drive through the main entry and park inside of the property. Few more parking places are available pro bono on the main street.

Surroundings: all neighbours around the property permanently live there. Supermarket, petrol station, train station, bus station, church, police, municipality, river, bank, café/bar, post-office, hospital, pizzeria, etc are all in a walking distance from the property.

Local regulations: the building is of a local historical and cultural value and therefore frescos and paintings needs to be preserved, windows and doors can not be changed, major structural changes are not authorized or require special permission.

## ABOUT THE AREA

Cassine, a charming town nestled in the heart of Piedmont, Italy, offers a tranquil escape from the bustling city life. Known for its picturesque landscapes and warm hospitality, Cassine invites visitors to immerse themselves in the authentic Italian experience. Surrounded by rolling hills and vineyards, the town exudes a serene atmosphere, making it an ideal destination for those seeking relaxation and rejuvenation.



With its rich history and cultural heritage, Cassine offers a fascinating glimpse into the region's past. Explore the town's historic center, admire the traditional architecture, and discover hidden gems around every corner. Indulge in the local cuisine, featuring fresh, seasonal ingredients and time-honored recipes. Cassine is a food lover's paradise, with a variety of restaurants and trattorias serving up delicious local specialties.

Nature enthusiasts will be delighted by the stunning surroundings of Cassine. Explore the nearby countryside on foot, by bike, or by car, and discover hidden trails and breathtaking viewpoints. Immerse yourself in the beauty of the Piedmontese landscape, with its rolling vineyards, olive groves, and charming villages. Whether you're seeking adventure or simply a peaceful retreat, Cassine offers the perfect escape.

Cassine is a hidden gem waiting to be discovered. Its authentic charm, stunning natural beauty, and warm hospitality make it an unforgettable destination for travelers seeking an authentic Italian experience.

#### MAiN FEATURES:

- \* 20 Bedrooms after redevelopment
- \* 9 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
- \* 1,000 m<sup>2</sup> built, 750 m<sup>2</sup> floor area
- \* 2 floors
- \* Second hand/good condition
- \* Layout 20 rooms
- \* 9 toilets or bathrooms adapted for disabled people
- \* Located on street level
- \* On the corner
- \* Built in 1705
- \* Commercial activity: Accommodation business
- \* Energy efficiency rating (Law 90/2013, current legislation): (ECI not indicated)

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#### **Common**

Bedrooms:	20
Bathrooms:	9
Finished sq. ft.:	750 sq m
Lot Size:	1000 sq m



## Utility details

Heating: Yes

## Lease terms

Date Available:

## Additional information

Virtual tour URL: [https://www.youtube.com/embed/EFr603-seJg?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/EFr603-seJg?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

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