Fiminter Immobili Bardonecchia
Via Medail, 29 - 10052 Bardonecchia
Ttelephone 012299084 Fax 012.907207

in Sell to Fossano
Area: Centro



2.200 sm | Rooms: 50

In the heart of Fossano, along the renowned Via Roma on the corner of Via San Giovanni Bosco, we offer for sale a prestigious 18th-century noble palace, a typical block construction with two main entrances and a service entrance running parallel to the main street.
A charming historic residence spread over three floors, with a total surface area of over 2,200 m2, including an attic that can be converted into living space.
On the ground floor are four commercial spaces, three of which directly overlook Via Roma and two Via San Giovanni Bosco, for a total of 440 m2, guaranteeing excellent visibility and potential profitability.
The main entrance, of great scenic impact, opens onto a majestic hall with six stone columns, which support elegant vaults and lead to the large internal courtyard.
The main floor, approximately 650 square meters, is dominated by the double-height main hall overlooking the internal courtyard, which benefits from the abundant light and spacious panoramic terraces. High frescoed ceilings, decorated doors, and bright rooms reflect the history and refinement of the building.
The second floor, measuring approximately 505 m2, can be converted into elegant residential units, while the 415 m2 attic offers further potential for renovation and enhancement.
The property includes a basement of approximately 280 m2.
Currently in reasonable condition, the property represents a unique opportunity for those wishing to restore a prestigious residence to its former glory or for those planning a redevelopment project in the heart of the city.
Renovation and division projects into multiple residential units are available, designed to enhance the original architectural elements and adapt them to contemporary housing needs.
The property is subject to a Fine Arts constraint, guaranteeing the protection and conservation of its historical and artistic value.

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Certificates

Energy Class:

Property information

Ref.: H 116034	**Reason**: Sell
Type:	**Region**: Piemonte
Province: Cuneo	**Municipality**: Fossano
Area: Centro	**Price**: € 1.700.000
Total sq.m.: 2.200 sm	**Rooms**: 50
Total Floor: 3	**Age Construction**: 1700
Available: Yes	

Characteristics

Closet	Fireplace	Parquet
Wooden Window Frames	Shutters	

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			





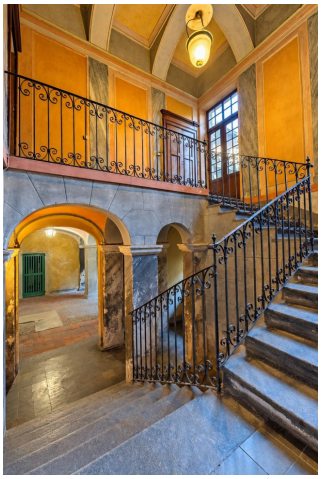












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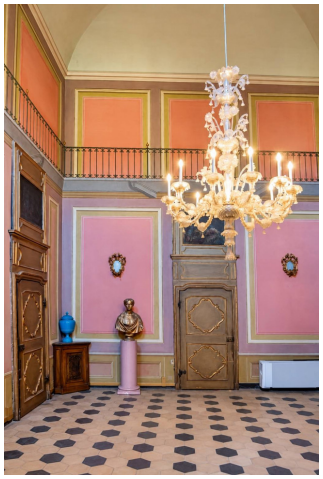














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