

historic residence for sale in Prossedi

€ 549.000

Ref. AC99-149-1517



500 sq.m. | Bathrooms: 7 | Bedrooms: 8 | Rooms: 25

Persei Palace

In Prossedi (Via Roma), in the heart of the historic center, we are pleased to offer for sale a prestigious historic building with original finishes dating back to the 19th century, with a stone structure developed on 5 floors, with terrace, cellars and external garden.

The building including the suggestive cellar area, reaches almost 500 square meters, to which must be added the 200 meters of garden. The origin of the building is certainly much older and could date back to the beginning of the seventeenth century. Inside this property, 3 rooms and three mini apartments have been created in which a short-term rental accommodation business (B&B) has been carried out since 2017.

On the entrance floor, a wonderful 30 m2 loggia welcomes us, adorned with a stone arch over 4 meters high, from which you then enter the main entrance hallway. There we find a first mini apartment consisting of a bedroom, kitchenette and bathroom and a warehouse. All the original finishes of the building are immediately visible, such as terracotta floors, local stone walls and wooden ceilings with exposed beams.

Going up to the first floor, we find another bedroom (with fireplace) with its bathroom and a common living area, made available to customers, made up of a large lounge with open kitchen, 20 m2 terrace with breathtaking views of the Amaseno Valley, study, reading room and bathroom.

Between the first and second floors there is a mini apartment on two levels, consisting of a living area with kitchenette, double bedroom and bathroom.

On the second and last floor there are two other rooms, a double with bathroom, a quadruple, and a mini apartment with kitchenette and bathroom.

The basement level where we find the cellars can be accessed both from the outside by walking a few meters along Via Roma, and from the inside, as once the plasterboard wall present in the hallway at the entrance of the building has been eliminated, we already find the staircase.

These rooms were partially renovated between 2023 and 2024, bringing to light the ancient vaults and stone walls.

The largest room overlooks a small cave, also partially renovated, which connects us to the external garden, an exclusive space in the heart of the historic center of Prossedi, from which you can admire the surrounding panorama but above all the second beautiful stone arch which, unlike the first at the entrance, offers multiple solutions, such as the creation of a unique sauna or hydromassage area.

The remaining external part was partially paved with a platform made of solid wood planks.

The last two cellar rooms have their own independent entrance, one is used as a storage room, in the other we find the engine room with boiler, water heater and water tank.

Returning to the finishings of the building, it is important to highlight that all the rooms enjoy a lot of light, during the restoration all the window frames were replaced, made of wood-colored thermal cut PVC with mosquito nets, all the terracotta floors were redone with the exception of those in the common area (lounge and landings), which remained original from the period and recovered during the restoration.

The bathrooms, 7 in total, have excellent quality sanitary fixtures and shower cubicles, the roof is completely new.

One of a kind opportunity, sold almost completely furnished.

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Certification

Energy Class: F

Features

Code: AC99-149-1517	Reason: Sale
Categoria: historic residence	Address: Via Roma, 38
Zip Code: 4010	Municipality: Prossedi
Total Square Meters: 500 sq.m.	Bedrooms: 8
Bathrooms: 7	Rooms: 25
State of Preservation: Restored	Level: Buildings
Total Floor: 5	Heating: Heating
Age Construction: 1870	Terrace: Present, 20 sq.m.
Garden: Private, 200 sq.m.	Kitchen: Exposed Kitchen
Terrace : 20 □	Tv Antenna : Autonomous
Porch : 40 □	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar : 80 □	Fastweb Coverage
Fireplace	Air-Conditioned
Telephone System	Wiring : By Law
Shower	Wooden Window Frames

Nearby

Gyms	Spa
Football Fields	Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

Cafe

Post Offices

Municipal Offices











