



COLDWELL BANKER

REALROI

Realroi

Piazza Malvezzi 23 - 25015 Desenzano del Garda

Phone number (+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 Henry Dunant

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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

## Property Informations

**Address:** Via G. Marconi, 29

**Zip Code:** 46043

**Bedrooms:** 5

**Bathrooms:** 5

**Rooms:** 9

**Internal condition:** Be Restored

---> data\_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 961.64

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**Floor:** 3

**Total floors:** 3

**Parking space:** Covered

**Date of construction:** 1850

**Current Status:** Free at the deed

**Balconies:** Present

**Garden:** Private, 2.680 sq.m

**Sea distance:** 12.000 meter

**Kitchen:** Regular Kitchen

**Garage:** Single





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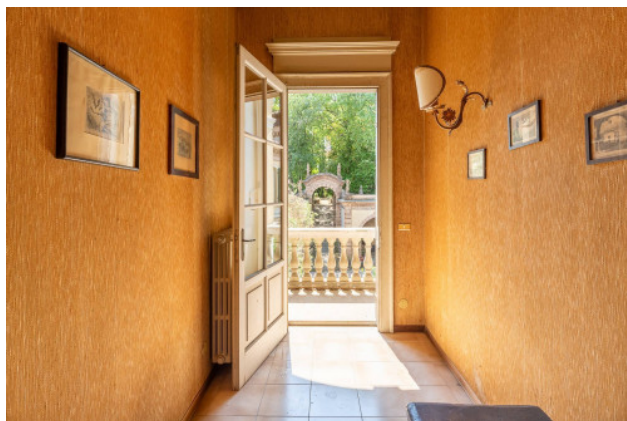
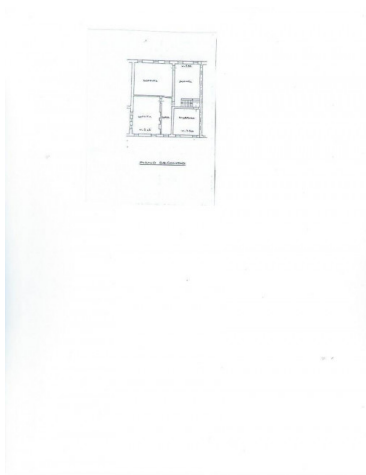
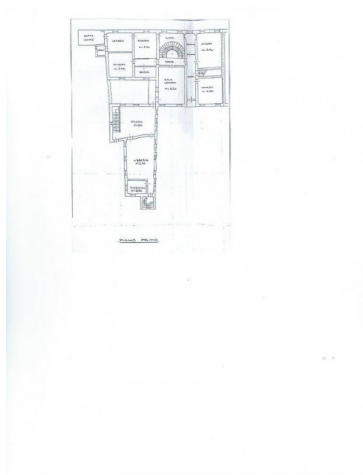
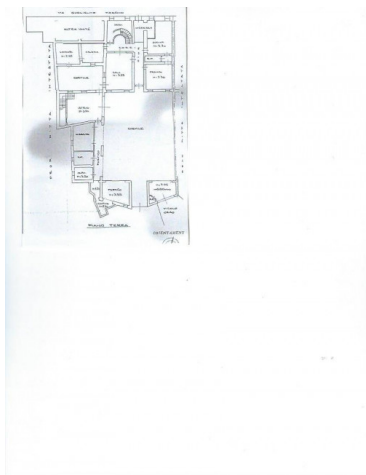




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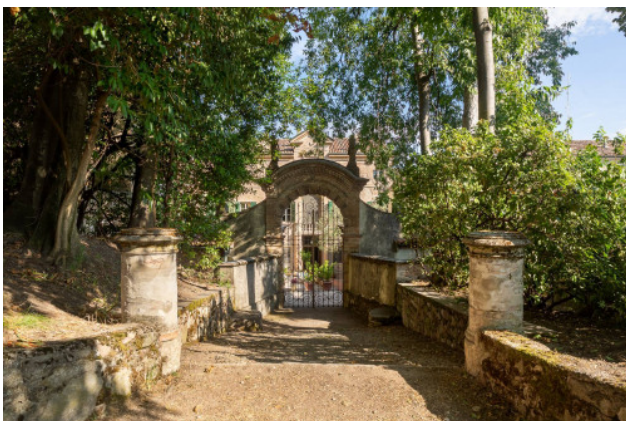
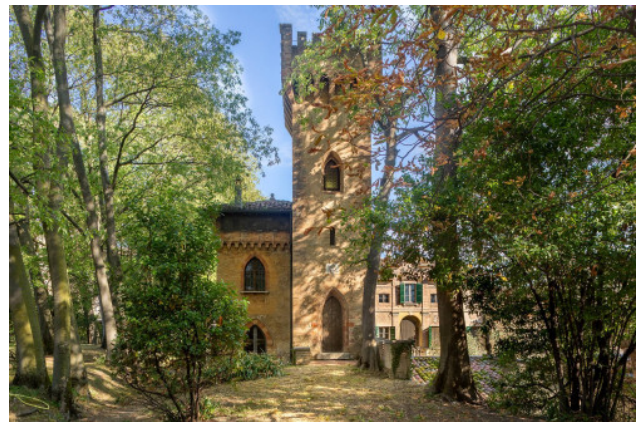




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