



# Historical villa: for Sale in Castiglione delle Stiviere

## Confidential Negotiation

### Ref. CBI119-1337-89



**1.073 sq.m | Bathrooms: 5 | Bedrooms: 5 | Rooms: 9**

#### Castiglione delle Stiviere - Historic Centre

In the noble heart of the town once ruled by the Gonzaga family, just 10 minutes from the Desenzano del Garda motorway exit, we offer for sale a distinguished 19th-century Palazzo with a private park of approximately 2,700 sqm, enclosed by medieval walls.

The property, of exceptional architectural and historical value, features grand interiors: frescoed halls, stately staircases, reception rooms, and a panoramic medieval tower overlooking the historic rooftops and the domes of San Luigi and the Cathedral.

The main residence spans two levels: on the ground floor, a kitchen, dining room, lounges, and service areas; on the upper floor, five bedrooms, bathrooms, and a refined central hall. The attic boasts generous heights and preserves its original character.

A secondary wing houses a library, banquet room, a study, and access to the tower - ideal for enjoying 360° views over the historic centre.

Two entrances - a pedestrian one from Via Marconi and a driveway from Piazza San Luigi Gonzaga - ensure separate and private access. The inner courtyard leads to a haven of quiet elegance, perfect for a private residence or exclusive use: boutique hotel, showroom, events, or artist's retreat.

Once home to the renowned doctor and patriot Giuseppe Nodari, this Palazzo embodies history, beauty, and potential in a truly rare and elegant setting.

**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 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:** To be renovated

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

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: 961.64

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**Floor:** 3

**Total floors:** 3

**Parking space:** Covered

**Date of construction:** 1850

**Current Status:** Available after the deed of sale

**Balconies:** Present

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

**Sea distance:** 12.000 meter

**Kitchen:** Eat-in kitchen

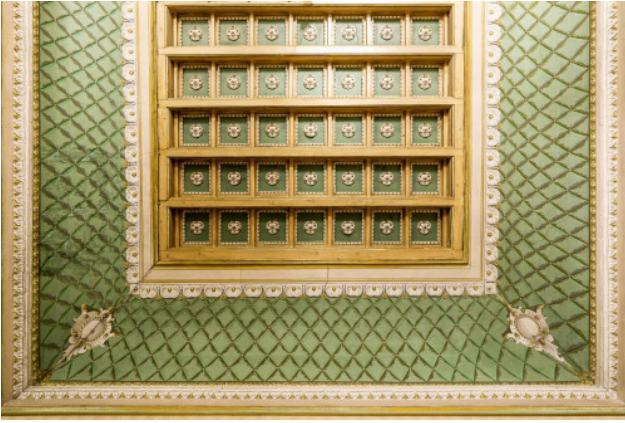
**Garage:** for one car

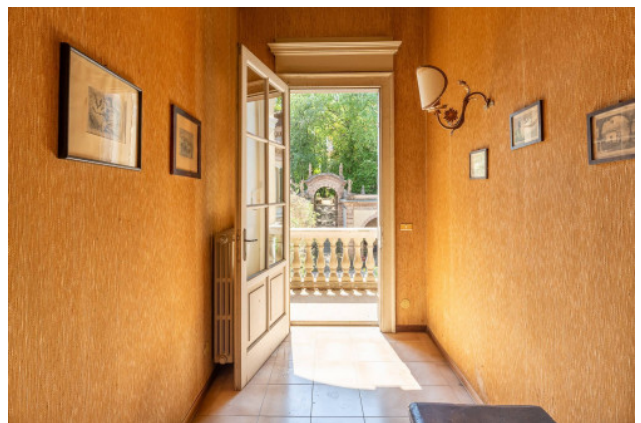
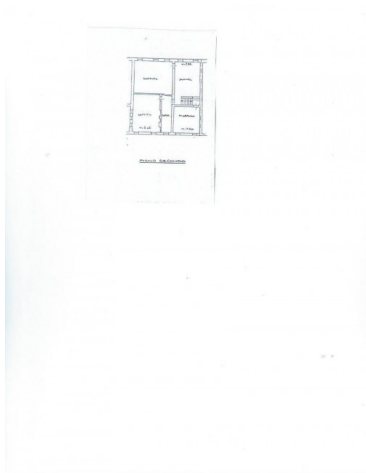
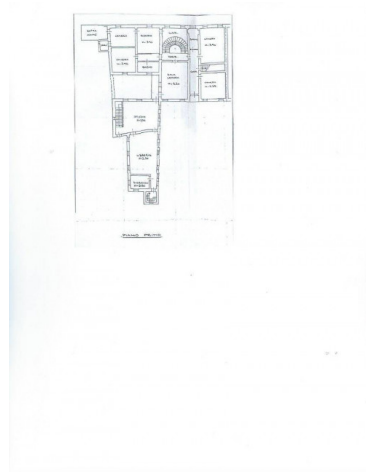
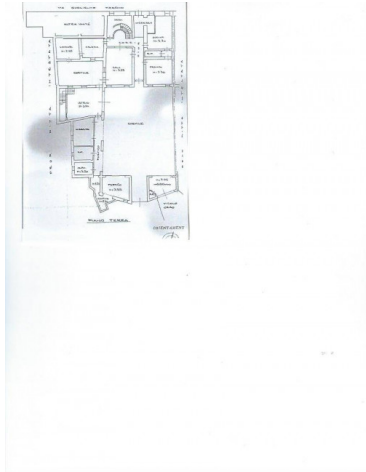


**Realroi**

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