



Villa for Sale in Montalto Dora

Confidential Negotiation

Ref. CBI135-2837-1817



2.525 sq.m | Bathrooms: 13 | Bedrooms: 11 | Rooms: 20

Panoramic 12th-century castle - Montalto Dora (TO)

At the summit of Mount Crovero, along the ancient Via Francigena that connected Ivrea to the Aosta Valley, stands Montalto Dora Castle: a medieval fortress, consolidated and expanded under the Savoy family in the 14th century and expertly restored between the 19th and 20th centuries by architects Carlo Nigra and Alfredo d'Andrade.

The building, now perfectly restored, extends over 2,000 square meters around a paved courtyard of approximately 400 square meters and overlooks the Ivrea Lakes and the Serra Morenica with a 360° panorama.

The main residence

Following the contours of the rocky spur, the castle forms a quadrilateral with four cylindrical towers and a square keep: a defensive structure that, even today, offers an exceptional visual experience thanks to the restored patrol path with its original machicolations. The lower levels house the ancient cellars, with stone floors and wooden beams, dramatic spaces where the bedrock emerges, perfect for a signature wine cellar or exhibition space.



The residence is composed of:

On the courtyard level, there are reception rooms, a dining room with a professional kitchen, guest bathrooms, and an entrance hall that once served as a guard post and is now ideal as a reception area. Here, the historic architecture offers a natural setting for private and corporate events, outdoor banquets, and reenactments, enhanced by the spacious paved courtyard.

A mezzanine above the kitchen and the first level of the keep houses two suites with bathrooms, also accessible directly from the courtyard: a solution that combines charm and functionality, ideal for high-end hospitality or a comfortable, representative guesthouse.

The main floor houses the spectacular heart of the residence: a large living room with a monumental fireplace, a corner room also with a fireplace, three ensuite bedrooms (one in the quadrangular tower), and two libraries with a reading room. Materials and finishes: cocciopesto, wood, stone, coffered ceilings, decorated beams, and engraved fireplaces highlight the value of the restoration and the property's museum-like vocation.

On the second floor, three living rooms and three additional suites ensure privacy and flexibility of use; ascending to the keep, a panoramic suite with ensuite bathroom opens onto spectacular views, making the top of the tower a privileged place for distinguished guests or an exclusive private study.

Chapel, outbuildings and appurtenances

In the main courtyard stands the medieval chapel, with 15th-century frescoes, including a Saint Christopher attributed to Giacomino da Ivrea, and devotional subjects along the single nave: a historical and artistic heritage that enriches the property's cultural offerings and makes it an ideal venue for ceremonies, chamber concerts, and exhibitions.

In a private area, the two-level caretaker's accommodation offers discreet and continuous management of the complex (living area with kitchen and bathroom on the lower floor; two bedrooms and bathroom on the upper floor).

A short distance from the main building, the small castle is arranged around a private courtyard, once a historic guesthouse, now a warehouse, with significant potential for repurposing.

The property is completed by a two-story farmhouse, requiring renovation, with double access at ground level: perfect for laboratories, spas, or additional suites.

Outdoor spaces and accesses

The property extends around approximately 6.6 hectares of mature woodland, meadows, and clearings. The scenic entrance, a winding avenue enclosed by crenellated walls and served by a dedicated parking area, leads to the main entrance and into the courtyard, a natural setting for weddings and events.

Intended uses and potential

The combination of documented history, high-quality finishes, and flexible spaces makes the complex ideal as a venue for exclusive weddings, conferences, exhibitions, and film sets (the fortress has already been chosen for productions set in the Middle Ages). The layout of the building's levels and annexes, combined with the number of suites, allows for its conversion into a luxury relais with dining on the courtyard level and bedrooms on the upper floors, or as a private residence with guest quarters and spaces for collections.

Main distances

Cities: Montalto Dora 2 km (5'), Borgofranco d'Ivrea 4 km (5'), Ivrea 6 km (10'), Biella 30 km (40'), Turin 59 km (1h10'), Aosta 66 km (1h), Milan 128 km (1h50').

Airports: Turin-Caselle 59 km (50'), Milan Malpensa 122 km (1h20'), Milan Linate 145 km (1h55'), Cuneo 151 km (2h), Genoa 182 km (2h).

Certification

Energy Class: G



Property Informations

Address: Strada delle vigne

Zip Code: 10016

Bedrooms: 11

Bathrooms: 13

Rooms: 20

Internal condition: Excellent

---> data_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 0000-00-00

Floor: Building

Total floors: 3

Parking space: Uncovered

Lift: Yes

Date of construction: 1500

Current Status: Available after the deed of sale

Garden: Private, 66.000 sq.m

Kitchen: Eat-in kitchen



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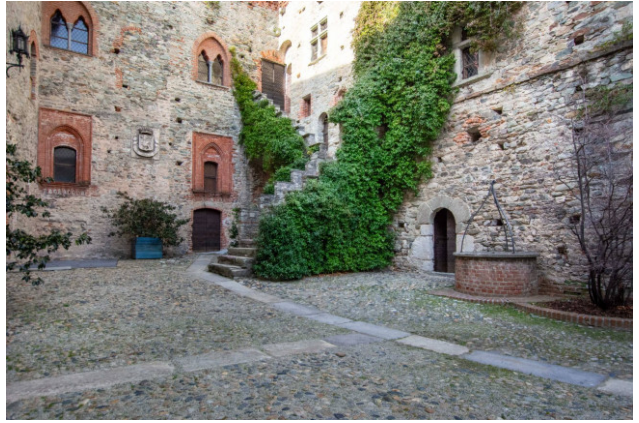
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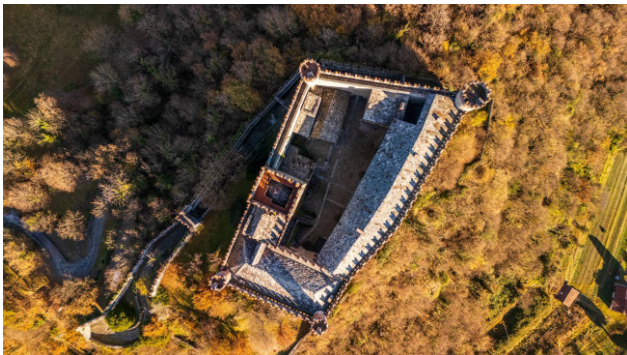


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