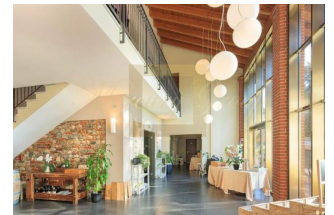
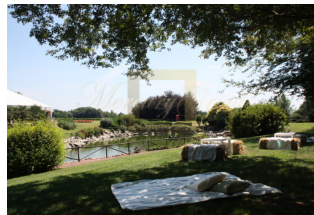




Exclusive property with park and private lake immersed in the Novara countryside

Italy, Piemonte

Price:	€ 1 850 000
Object type	House, Mansion, castle, estate, Winery, Hotel Apartment
Market	Resale
Bedrooms	3
Land area	40000 m2
Area	400 m2
Category	For sale



In the middle of a real oasis, between the quiet of a natural lake and a wonderful nature there is a charming estate immersed in the Novara countryside, a few kilometers from Milan Malpensa airport and the lakes Orta and Maggiore.

The park gives multiple settings in every season: cherry, birch, maple, locust, beech, walnut and pine... the rows of vines and aromatic herbs... roses, rhododendrons, hydrangeas, azaleas, hibiscus flowers color during the spring and summer months the immense wavy lawn, crossed by an automated stream.

The internal red gravel path starts from the three entrances and leads to the two main structures of the property, three wooden bridges cross the stream and lead to the grove, while the pedestrian path runs romantically along the entire pond with floating aerator and surrounded by chestnut poles, protective net and a careful planting.

There is a rich lighting system in all external areas, such as street lamps along the avenues and spotlights for atmospheric lights that enhance the most evocative corners. For the care of the lawn has been realized an efficient irrigation system to 40 zones.

The central body, restoration of an old farmhouse with barn, has maintained the pre-existing architectural elements such as stone walls and ancient gallery, combined with a modern glass structure that gives brightness inside during the day, while the evening reflects the light of the spectacular chandeliers visible in both levels.

On the ground floor we find a large open space of 200 square meters with loft, climbing the large stone staircase with wrought iron railings we access the first floor that enjoys a large panoramic terrace of 70 square meters with exposed roof.

In this area there is an external video surveillance system and internal alarm.

In addition to this structure there is a tower with bedroom and bathroom, a study and an apartment of 90 square meters with private entrance, also equipped with alarm system, consisting of veranda, living room with fireplace and kitchen, two bedrooms and a bathroom. The whole central body is equipped with PVC windows.

The second structure is a particular annex of 90 square meters near the pond and the private grove: the outside



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sees a covered porch with brick columns, the interiors are equipped with bathrooms and finishes consistent with the setting such as exposed beams as well as wooden and wrought iron windows. There is also a large cellar of the same size as a tool shed.

Like the surrounding farmhouses there is a private water well and septic tank for waste water, while light and natural gas plants are with traditional connection.

The property is totally fenced with railway sleepers and the three entrance gates are made of wood and wrought iron.

Due to its characteristics, the estate lends itself to many developments, projects and uses.

Barengo is a municipality in the province of Novara, located in the Piedmont region of northern Italy.

Like many other towns in the region, Barengo boasts a rich history, with traces of human settlement dating back to ancient times. It's situated in the beautiful countryside of Piedmont, known for its picturesque landscapes, vineyards, and historic architecture. While smaller in size, Barengo likely offers a quiet and charming atmosphere typical of rural Italian towns. It might feature local amenities such as shops, restaurants serving traditional Piedmontese cuisine, and cultural attractions like churches or historical landmarks. The economy of Barengo likely revolves around agriculture, given the region's fertile land, with crops like grapes, cereals, and fruits being common. Additionally, small-scale industries or artisanal crafts may contribute to the local economy. Overall, Barengo likely offers a glimpse into the tranquil and traditional way of life in rural Italy, making it an appealing destination for those seeking a peaceful retreat or an authentic Italian experience.

70 Km from Milan

26 Km from Milano Malpensa Airport

14 km from Novara Ovest toll booth

25 Km from Lake Maggiore

30 Km from Lake d'Orta

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