



Carducci 33 - Immobili Dinamici

AGENCY — TORTONA

Guest house

TORTONA — PIEMONTE

COMMERCIAL ACTIVITY QUIET AREA

€ 550.000

PRICE

350 m²

SQUARE METRES

5

ROOMS

The Spaces



DESCRIPTION

COMMERCIAL ACTIVITY QUIET AREA

"La Trunera" Villa with Guest House - exclusive location surrounded by greenery. Just a few minutes from Tortona, Alessandria and Novi Ligure, and close to the main highway connections, this property stands in one of the most strategic areas of Northern Italy, which has now become a neuralgic area for transportation and logistics. Its name tells of tradition: "Trunera" comes from "trun," a term for unbaked brick, a symbol of the ancient local rural building art known for being environmentally friendly and for its thermal insulation properties. Nestled in an authentic and harmonious landscape, Villa La Trunera is a historic home of extraordinary charm, dating back to a period between the late 18th and early 19th centuries. The owning family renovated it in 1997 through a conservative restoration that preserved the building's original atmosphere and features: the result is a perfect balance between elegant historic architecture and the modern needs for refined comfort that combines physical well-being and convenience with a high-end, elegant and

detail-oriented aesthetic. The estate consists of two main bodies: ° the main villa, the fulcrum of the property expression of a country chic lifestyle ° the guest house, charming accommodation for even short stays, also perfect as an eventual private annex. The Villa is proposed as an ideal location for private and corporate events, offering spaces and services for different occasions. Its versatility makes it suitable for both personal celebrations and professional events, offering the possibility of hosting receptions, organizing training courses and managing business meetings. Much loved by Italian companies and tourists, it is now a popular destination for foreigners as well. Complementing this unique property is a garden-park, in which almost 200 botanical varieties of trees, plants and flowers coexist, creating an ever-changing oasis of scents and colors, and the panoramic swimming pool that creates the visual illusion of a continuity between water and sky. A unique and rare opportunity, destined for those looking for something truly special.

 **350 m²**
AREA

 **5**
ROOMS

 **5**
BATHROOMS

 **€ 550.000**
PRICE

FEATURES



STARTED



HISTORIC
BUILDING



GARDEN



SWIMMING
POOL



CLIMATIZZAZIONE



Carducci 33 - Immobili
Dinamici

CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



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