

FOR SALE



## Carducci 33 - Immobili Dinamici

AGENCY — TORTONA

TORTONA — PIEMONTE

# COMMERCIAL ACTIVITY QUIET AREA

€ 850.000

PRICE

996 m<sup>2</sup>

SQUARE METRES

5

ROOMS

# The Spaces





## DESCRIPTION


# COMMERCIAL ACTIVITY QUIET AREA


ELEGANT PROPERTY IN STRATEGIC POSITION Nestled in a marvelous natural setting, "La Trunera" represents a historical testimony of extraordinary value, dating back to a period between the late 18th and early 19th centuries. In 1997, the family that has owned it for generations has been able to give it new life, respecting and enhancing the original architectural features. Located a few kilometers from the centers of Tortona, Alessandria and Novi Ligure, as well as from the main highway toll booths, La Trunera rises in an area now considered among the most important logistical hubs in Southern Europe. The name itself recalls its origins: in fact, "Trunere" derives from "trun," a term that indicates the unbaked brick or earth mixture, typical of this particular type of rural rammed-earth buildings, historically used for housing and agricultural work. Surrounding the structure is a vast garden-park of about 8,300 square meters, recently expanded by an additional 250 square meters at the new entrance. This corner of biodiversity is home to nearly

200 varieties of trees, plants and flowers, some centuries-old specimens, offering different colors and scents in every season, with potential as a future botanical garden. Today La Trunera lends itself in part as a refined location for events, restaurant and guest house, accommodating up to 120 guests for highly scenic occasions. Each event is custom-designed, accompanying the client at all stages, from conception to realization, with special attention to detail. The accommodation area includes the guest house - with two apartments and two rooms - as well as buildings dedicated to meetings and private events, a multi-sensory park with swimming pool, four professional kitchens and an elegant air-conditioned winter garden. A 16 Kw photovoltaic system, a centralized vacuum system, two wells and diffuse air conditioning in all common areas complete the picture, ensuring excellent energy efficiency and low running costs. Dominating the entire complex is the manor house, the heart and symbol of the estate. A one-of-a-kind opportunity, a must-see!

 **996 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **9**  
BATHROOMS

 **€ 850.000**  
PRICE

## FEATURES



WIDE SPACES



COMFORTABLE OPPORTUNITY TO THE SERVICES



PARK



SWIMMING POOL



Carducci 33 - Immobili  
Dinamici

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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