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GRUPPO BODINI

Coldwell Banker Gruppo Bodini
Via Passione, 7 - 20122 Milano
P.IVA e C.F.: 11872901001
Tel.: +39 0289776541

Rustic/Farmhouse/Court for Sell in Prato Sesia

📍 Via Privata la Granda, Novara, 28077 (NO)

950.000€



Contact info



Coldwell Banker Gruppo Bodini

Harà Anagnostopoulou

Phone: +39 0289776541

Mobile: +39 342 165 5860

Email: hara@cbitaly.it

Description

Splendid Historic Farmhouse “La Granda” in Prato Sesia: Prestigious 2,000 sqm Property with 5,500 sqm of Land – Ideal for Events and Hospitality

Charm, history, and extraordinary business potential in the heart of Alto Piemonte. On the border between the municipalities of Prato Sesia and Grignasco, we offer for sale the historic “Cascina La Granda”, an exceptional and imposing Piedmontese farmhouse of ancient origins, documented back to at least 1671, and expertly preserved. The property features a substantial indoor area of approximately 2,000 sqm, entirely embraced by 5,500 sqm of private land. Today, the structure houses a renowned multipurpose center and represents a unique investment opportunity, whether as a hospitality business, an agriturismo, an elite venue for events and catering, or a commercial showroom.

The property underwent a major redevelopment project in 2006, divided into two parts: One portion was subject to a careful conservative restoration aimed at preserving and enhancing its historic finishes: splendid terracotta and wooden floors, characteristic brick vaults, and exposed beam ceilings, all supported by a total overhaul of the electrical, water, and sewage systems to current standards. The remaining part, once used as stables, has been completely renovated from scratch, creating modern and versatile spaces.

The impressive square footage spans multiple levels with large indoor areas, perfect for hosting large crowds and exhibitions:

- **Exhibition Area and Showroom:** Currently home to a historic antique business, featuring spacious halls with period details, exposed beam ceilings, and historic flooring that create a timeless atmosphere.
- **Restoration Workshop:** An equipped technical space, ideal for artisanal activities or businesses related to the current core trade.
- **Events & Catering Hall:** An exclusive and spacious indoor reception hall, fully restored, dedicated to hosting weddings, birthdays, and corporate meetings, supported by logistics perfectly suited for catering services.
- **Large Attic:** A massive upper-floor attic space, currently awaiting renovation. This space offers extraordinary potential: thanks to its generous size, it can be easily transformed and enhanced to meet any requirement.

The property extends across a 5,500 sqm private park: an exclusive natural setting suitable for hosting elegant temporary structures and pavilions, outdoor banquets, and picturesque photo shoots. This immense green space accommodates open-air ceremonies while providing large, convenient parking areas reserved for guests.

The 2,000 sqm building lends itself to multiple uses thanks to the incredible versatility of the interior volumes still open to customization:

- **Boutique Hotel / Agriturismo Development:** Transformation of the upper sections into charming rooms or apartments for international tourism in Valsesia. The strategic proximity to the historic wineries of Gattinara also offers an unmissable opportunity to convert part of the space into an exclusive wine cellar with a tasting room, capturing the significant flow of wine tourists seeking experiences tied to the great Nebbiolo wines of Alto Piemonte.
- **Business Tourism Hub:** The large attic and the unfinished sections offer high potential for transformation into executive suites and rooms dedicated to business travel, tapping into the steady demand for high-end hospitality generated by the nearby, renowned faucet manufacturing industrial district and other major local companies.
- **Fine Dining:** Creation of a permanent restaurant that can fully exploit the large planted park for summer events and the charming inner courtyard for an intimate, private atmosphere.

Situated in a strategic geographical location at the gates of Valsesia and Valsessera, along Via Valsesia (SP299), the property enjoys very high vehicle visibility. It is located just 5 minutes from the A26 highway exit (Romagnano Sesia – Ghemme), about 45 minutes from Milan Malpensa International Airport, and only 20 minutes from the enchanting settings of Lake Orta and Lake Maggiore. Proximity to the renowned ski resorts of Valsesia (such as the Alagna Monterosa Ski area) makes it an ideal year-round hub.

Contact us now to discover the full potential of this splendid property and start planning your next exclusive venture.

Our team is at your complete disposal to provide further information, send brochure materials, or arrange a personalized site visit.

Details

 Property ID: CBI112-3191-301555	 Surface: 2000.00 m²
 Rooms: 32	 Bathrooms: 4
 Energy Class: G EP glnr: 208.00 kwh/m²	 Bedrooms: 6

Property Features

 Floor: On two levels	 Conservation status: Good
 Current condition: Free upon deed	 Surface: 2000.00 m²
 Rooms: 32	 Bedrooms: 6
 Bathrooms: 4	 Kitchen: Habitable
 Position: Central	 Balconies: Presente
 Parking space: Covered	 Garage: Double
 Garden: Private,	 Fireplace: Yes
 Terrace: Present	 Parquet : Yes

Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Rail station



Public transports



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices



Shopping centres



Municipal office

Images







