



PALAZZO DEL
GATTO
PRESTIGIOUS
RESIDENCE
BETWEEN ART,
HISTORY
AND NATURE



POUCHAIN
REAL ESTATE

HISTORIC BUILDING WITH LARGE GROUNDS, OUTBUILDINGS, CELLARS, PANORAMIC VIEW

In the heart of Sabina, in the historic center of the village of Casaprotta, we offer for sale an entire property consisting of a sky-ground building, a warehouse-workshop with bathroom, a rural building including an ancient seventeenth-century tower, a cistern and an old stable, which is currently a ruin. All distributed in a plot of about 4,000 square meters, arranged on two levels, which accommodates a panoramic garden serving the property with a view of the splendid verdant countryside of this corner of Sabina, and, further down, houses a synergistic vegetable garden, fruit trees, olive trees and a rose garden. The palace, called Palazzo del Gatto, boasts a history rich in evidence of the past. Originally, in fact, it was inhabited by one of the oldest and most important families of the city, who used it as a representative residence. It owes its name precisely to the presence of the remains of a cat, which probably snuck into the underground cellar of the palace and found its end there, becoming trapped. Such a peculiar trace that fascinated writer Luis Sepulveda, so much so that he made it the protagonist of one of his famous stories. Over the years, the palace has been transformed by a cultural association that promotes numerous activities in Sabina into a residence for artists, who could stay here and work on their works, with the wonderful setting of the mansion and its large outdoor space. It has been, over the years, the beating heart of interesting cultural initiatives and residencies for international artists who have chosen Casaprotta as the place of choice for their projects.





The residence, which retains spaces, objects and furniture partly original, is distributed on two levels and overlooks one of the main streets of the historic center of Casaprota. On the ground floor, of about 169 square meters, we find the entrance area that leads, on either side, to two living rooms, one of which has a fireplace, characterized by terracotta floors and antique marble tiles, and ceilings with stucco decorations. Climbing a few steps leads to the masonry kitchen. At the far end, however, is a space used as a craft workshop, which also has two direct entrances from the outside, one from the garden and one from the street, and a bedroom. From this level, descending a staircase leads to the cellar, which houses wooden barrels and antique agricultural tools; from a first basement room, one goes to the actual underground caves, carved in the stone. While, going up the staircase in front, one finds, at an intermediate level, a first very large bathroom, with shower and external view, and going up again, one reaches the first floor, which houses four large bedrooms, overlooking the historic center and two of them with a small balcony, followed by two bathrooms and in the center a large living room. All the rooms are very bright and are characterized by ancient elements, such as terracotta floors of different color tones and ceilings partly frescoed. The recovery and enhancement of the original elements of the building are evident in these spaces and give a special charm to the real estate unit, maintaining that ancient flavor that reflects its origins. Inside the property there is then a warehouse for laboratory use, complete with bathroom, which also houses a technical room for the boiler. Walking further through the garden, one arrives at a building for rural use on two levels, overlooked by a tower from the seventeenth century, to be restored and connected to an external well-cistern. These rooms, although to be recovered, are of great charm, also because of the particular location and the open and panoramic view of the countryside that can be enjoyed from here. An old stable, now reduced to ruins, also completes the property. The building is part of a cultural and enogastronomic context of great relevance. The municipality of Casaprota, in fact, enclosed between the Salaria, the Farfa River and the slopes of the Sabine Mountains, lies in that part of the province of Rieti that gathers the most evocative rural municipalities of the Union of Upper Sabina.

While maintaining the typical tranquility of the medieval villages of upper Lazio, it is the annual site of art events, shows and festivals aimed at promoting the rural and food and wine tourism of Sabina, included in the itinerary of the Strada dell'olio e dei Prodotti Tipici Locali (Route

of olive oil and typical local products), born from the synergy of the local municipal administrations, on which olive mills and olive groves insist in a context rich in artistic, cultural and natural heritage. A short distance away we find interesting naturalistic excursions, such as the Farfa Gorges, established as a Natural Monument in June 2007, the fascinating Medieval Bridge, the Sanctuary of Santa Vittoria dating back to the 3rd century AD, the Roman amphitheater of Trebula Mutuesca and the incredible Devil's Pools. The property lends itself to be lived in all year round, or alternatively, it can be considered as an investment for tourism and receptive purposes, being located an hour's drive from Rome and about 25 km from the train station of Fara Sabina.





PROPERTY DETAILS

AREA

Casaprota | Rieti

TYPE

Sky-land palace

FLOORS

Ground floor, first floor,
basement

ORIENTATION

N - S - E - W

CONDITION

Excellent

HEATING

Independent
(radiators and heater)

ENERGY CLASS

F class

CONDOMINIUM FEES

€ 0,00

CADASTRAL CATEGORY

A/2
C/2 (workshop)

CADASTRAL INCOME

A/2 € 831,50
C/2 € 53,92



GROSS SQM

Ground floor 170 sm
First floor 207 sm
Basement 170 sm
Workshop 92 sm
Garden 1700 sm
Land 2300 sm

COMMERCIAL SQM

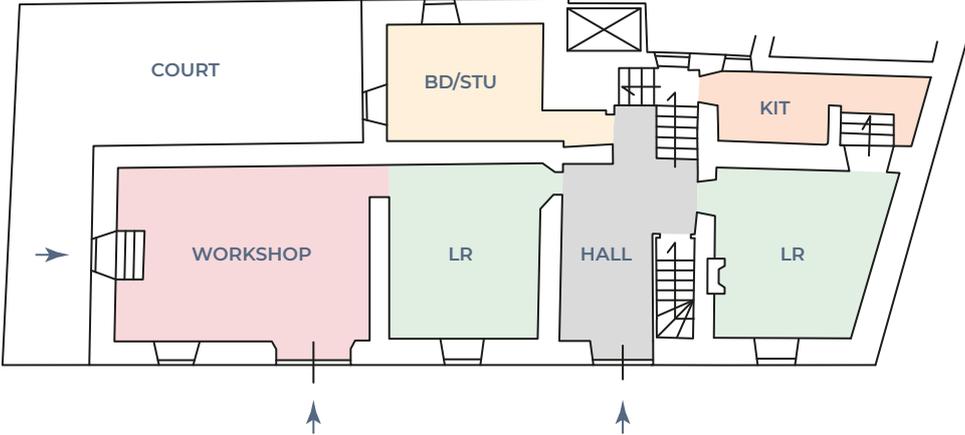
Total 679 sm

PRICE € 320.000,00





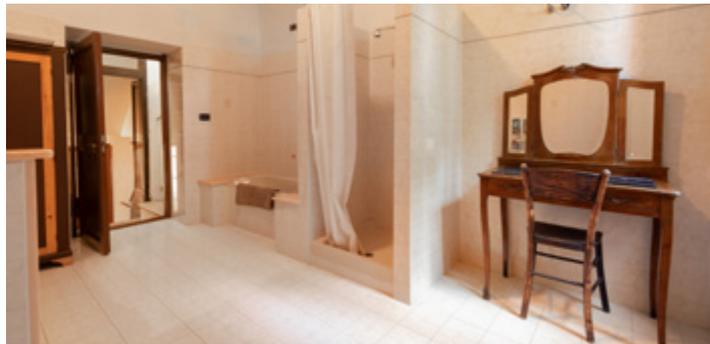
GROUND FLOOR

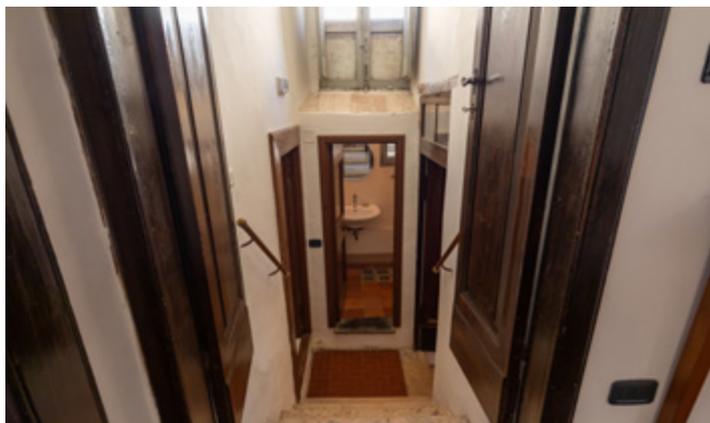


Legend

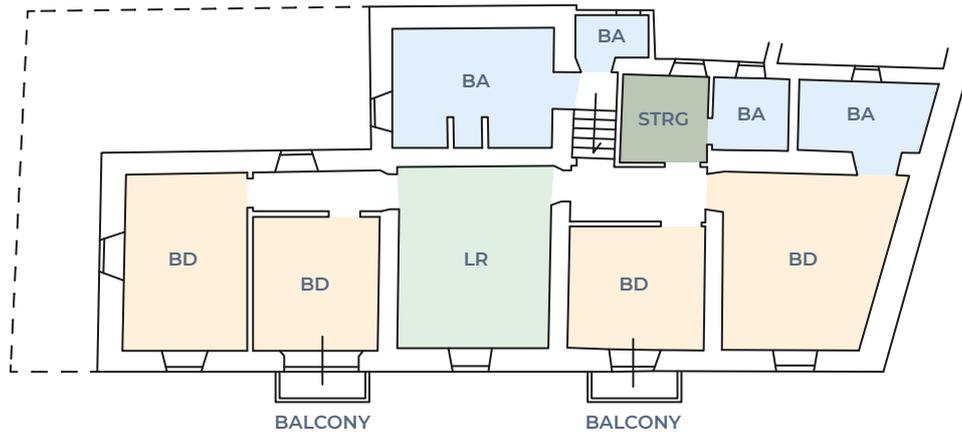
- LR = living room
- KIT = kitchen
- BR= bedroom







FIRST FLOOR



Legend

LR = living room

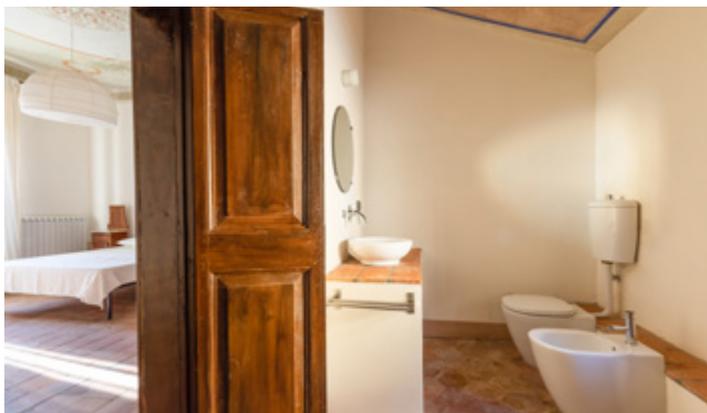
BD = bedroom

BA = bathroom

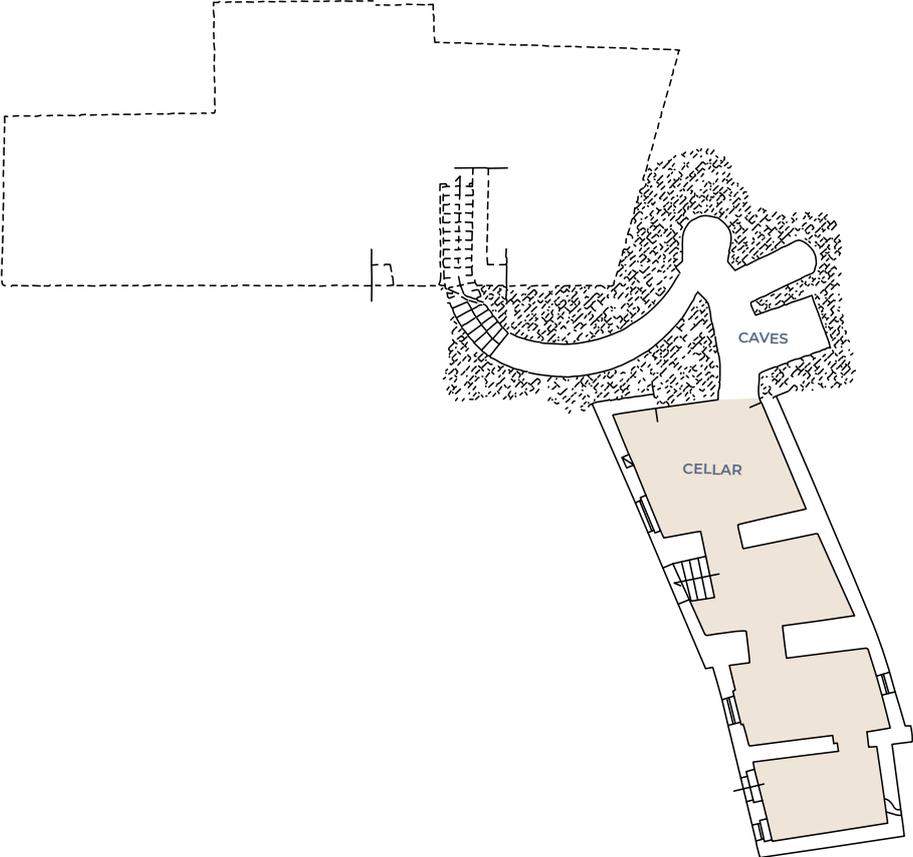
STRG = storage







BASEMENT









A cat in art

"Once, more than four decades ago, a once wealthy bourgeois closed the doors of his palace in Casaprotta, a quiet village in Sabina, very close to Rome and very far away in time. He closed the door behind his steps, perhaps murmured a farewell to the sea of olive trees surrounding the village, and left forever.

But he did not notice that before he closed the door, a cat had entered the palace and remained there, wandering alone, like a four-legged ghost, through rooms with elegant furniture and portraits with austere faces.

Days passed, and perhaps hunger and thirst made him descend the many steps carved in stone that led to the cave, to the underground room, dry and of the purest air, where wine was stored in barrels, and cheese in a cupboard, also carved in stone.

Perhaps he ate the remnants of cheese and in the absence of water drank the wine bottoms dripping from a barrel. Perhaps.

I like to think that he was carried away by a sweet intoxication and thus fell asleep forever, at the foot of a wooden barrel.

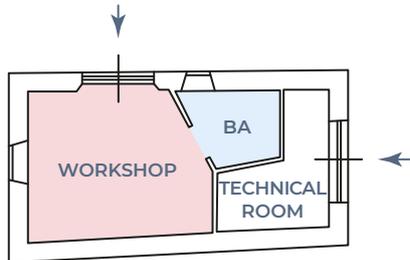
After more than forty years, my friend Renato Vivaldi and the Sabinarti Cultural Association opened the building and converted it into an artists' residence.

The cat is still there, mummified, forever asleep at the foot of a barrel. In its silence it listens to the voices of artists from Finland, the Czech Republic, Brazil, Colombia and other nationalities, who come to the palace to enjoy the serene landscape of woods and olive groves, and to be inspired.

And the mansion, as it could not be otherwise, is called the Cat Palace."

Luis Sepúlveda

WORKSHOP



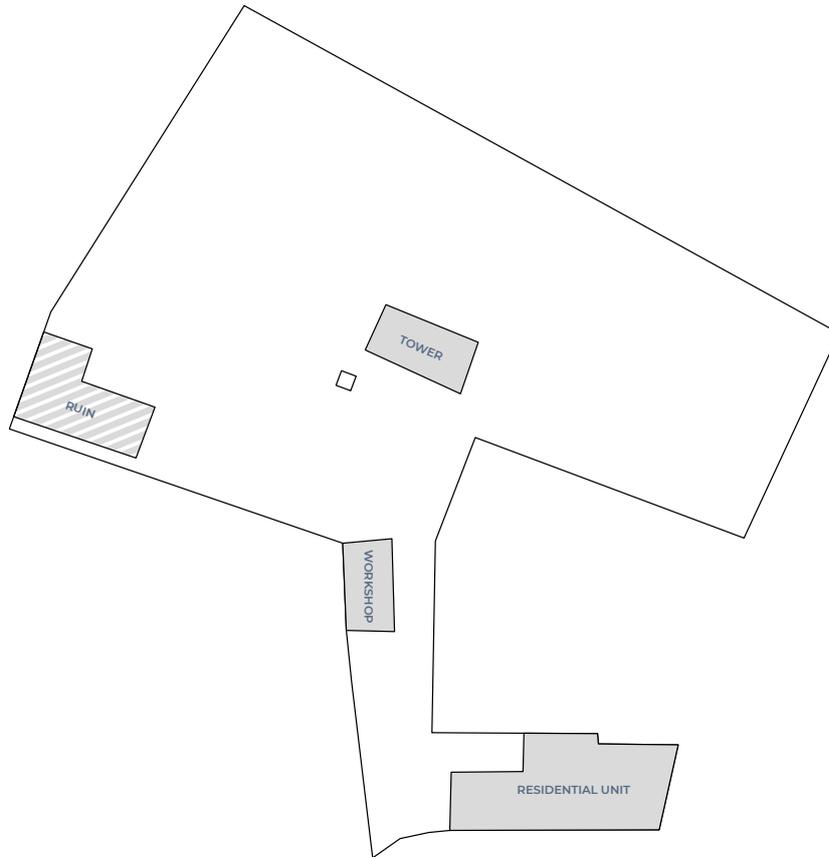
Legenda

BA = bathroom





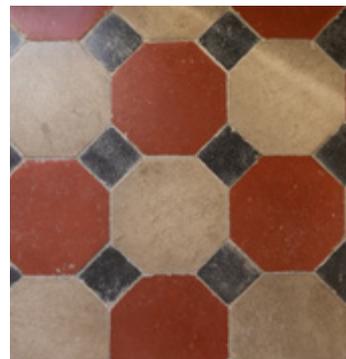
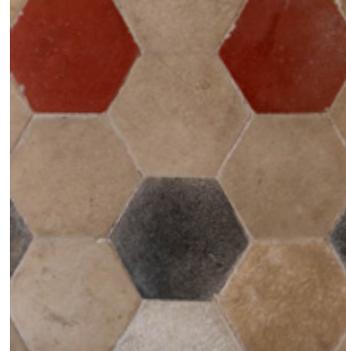
LAND AREA

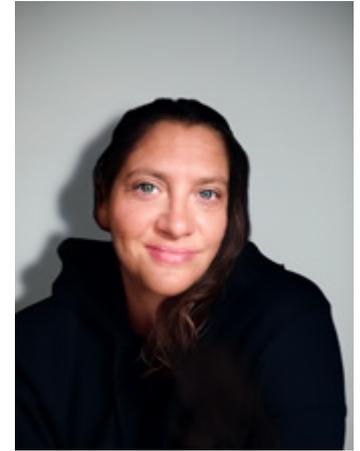












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