



Fact sheet

When renovating the historically and architecturally valuable “Unterramwaldhof“, Giorgia and Stefano Barbini took great care to respect the balance between tradition and innovation. In cooperation with the protection of monuments authority and with the support of local craftsmen they were able to renovate the estate in such a way that the original structure and its characteristic features were preserved, achieving a model of sustainability that may well serve as an example for similar projects.

Owners	Giorgia and Stefano Barbini	Opening	December 2009
Projekt/Architekt:	Architetto Stefan Dellago, Vahrn	Total area	550 m ²
Interior	Famiglia Barbini Biquadra, Christina Biasi von Berg, Merano	Plot size	13 hectares, of which 5 hectares are meadows and 8 hectares of timber; the estate furthermore comprises 5 hectares of alpine pastures
Textiles	Lebensraum, Edith Kapferer, Lana	Characteristic features of renovation	Use of ancient timber and locally produced natural stone (quartzite)
Address	San Lorenzo Mountain Lodge Località Elle 23 39030 San Lorenzo di Sebato, Alto Adige		
Duration of works	2006 - 2007		

Ecological sustainability

Floor heating throughout the useful area, fuel exclusively wood chips from the estate's stands of timber.

Electric and wood-fired cooking range.

Masonry stove, open fireplace fired with wood from the estate's stand of timber.

Waster from estate's own spring "no smoking house"

Historic structure

Early 16th century, built as hunting lodge for the landlords of the valley Features protected under the Protection of Monuments Act:

1. the original vaulted ceiling of the entrance hall
2. the stone staircase with its vaulted ceiling
3. the larchwood door with carvings and intarsia work
4. the Gothic spruce doors in the interior of the building
5. the structure of the foundations and groundfloor built from river stones
6. the wooden structure of the rest of the building (larch and spruce)
7. the roof made of hand-hewn larch shingles
8. the walls irregularly treated with lime in accordance with ancient practice
9. the barrel vault covering the kitchen

Ground Floor

Total Area	187 m ²
Length by width overall	12,2m x 15,30m
Area of individual rooms	Entrance hall 60 m ² Stube 36 m ² Tea parlour 28 m ² Games room 20 m ² WC (general access) 3 m ²



First Floor

Total area	192 m ²												
Length by width overall	12,1m x 15,8m												
Area of individual rooms	<table border="0"> <tr> <td>Lounge area</td> <td>40 m²</td> </tr> <tr> <td>Relaxation area</td> <td>60 m²</td> </tr> <tr> <td>Bedroom Sogno/Dream</td> <td>21 m²</td> </tr> <tr> <td>Bedroom Aurora/Sunrise</td> <td>24 m²</td> </tr> <tr> <td>Bedroom Nido/Nest</td> <td>18 m²</td> </tr> <tr> <td>Bedroom Rifugio/Refuge</td> <td>16 m²</td> </tr> </table>	Lounge area	40 m ²	Relaxation area	60 m ²	Bedroom Sogno/Dream	21 m ²	Bedroom Aurora/Sunrise	24 m ²	Bedroom Nido/Nest	18 m ²	Bedroom Rifugio/Refuge	16 m ²
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Number of bedrooms:	4												
Area bedrooms	Room Sogno 21 m ² , Room Aurora 24 m ² , Room Nido 18 m ² , Room Rifugio 16 m ²												
Number of bathrooms	5												

Area bathrooms

Bath, room Sogno	6 m ²
Bath, room Aurora	6 m ²
Bath, room Nido	5 m ²
WC, groundfloor	3 m ²
Bath, games room	4 m ²

Area Wine Cellar:

20 m²

Characteristics:

Former sheep and goat shed.
Floor of local stone, original stone walls, cleaned original wooden ceiling. Shelves made to measure from old recycled wood. Selection of wines from the best cellars of South Tyrol Sausages produced by local farmers.

House garden

Air/water whirlpool of stainless steel, 5.60 m x 3.30 m, heated by chipwood burner delivered by Berndorf Baderbau (A). Teak furniture and 4 sunloungers by Cleyberg. Company, Belgium

Stone (kind and origin):

Gold quartzite worked by stonecutter Bernardi, Brixen/Bressanone

Wood (kind and origin)

Three species of ancient wood - spruce, larch and Swiss pine from old farmsteads and barns of the region, processed by Hubert Gruber, cabinet-maker from Villanders/Villandro



Relaxation area

Total area	60 m ²	Suppliers	Gruber, cabinet-make. Söhne, stonecutter. Tutzer Heinrich, smith (all wrought-iron work), the only smith in the region who still uses coal and manually operated bellows.	
Relaxation area	<p>Ancient wood and quartzite Whirlpool, 180x180 cm for 4 persons, by Kos. Turkish bath with Effegibi technology; quartzite, with Axor.</p> <p>Raindance Maxi shower and chromotherapy. Emotion shower with 3 programmes: cold water, tropical rain forest, blue ocean, in slate rails</p> <p>Automatically refilling cold-water pails. Sauna from ancient spruce obtained from a farmstead at Innichen/San Candido (Pustertal/Val Pusteria), horizontal logcabin system.</p>		Textiles	Fiordilino (bedlinen, towels, bathrobes and table linen) Katrin Leuze: fur coverlets and cushions (coyote and red fox)
Suppliers	<p>Baxter, Flamant, Cleyberg, Lebensraum, Bergdorf Hubert Gruber, cabinet-maker Bernardi & Söhne, stonecutter</p>		Lighting	Sante & Cole Viabizzuno

