



Exclusive country estate, private location with wonderful views, superbly-renovated country villa with country kitchen, library, garage; 2 apartments with space for a 3rd; well-kept garden

NEAR ACQUI TERME

Floor Area: 420 m²

Land: 17,000 m²

Reference: P386

Price: **850,000 EURO**

Location

This very attractive country estate occupies a totally private location high in the hills above the spa town of **Acqui Terme**. Acqui Terme, only a few kilometers away, has been famous for the healing powers of its hot springs since Romans times: it has a charming, historic town center, fabulous shopping, markets, bars, restaurants, hotels, a hospital, a golf course, and a packed timetable of varied cultural activities.

The motorway can be reached from the property within 30 minutes, and the international airports of **Milan**, **Turin** and **Genoa**, as well as the beaches of the Italian Riviera and the ski resorts of the western Alps, are about 60 to 90 minutes away.

The Villa

The former wine farmhouse was renovated in 2006-2007 to Swiss specifications, and with great attention to detail: it now offers a stylish ambience and a contemporary living space of the highest standard. The villa comprises a very spacious, private living area plus two guest apartments that could, if required, be used for vacation rentals. One of the apartments is internally connected to the main accommodation, thus extending it for family and friends as and when needed.

Main Accommodation

Ground Floor

From a spacious airy portico, used in the summer months as a seating and dining area, the entrance leads into the main living area, which comprises a spacious country kitchen plus an adjoining dining / living area with an open fireplace. Also on the ground floor are a wine cellar, a guest bathroom, a laundry room and an internally-connected garage.

From the living room, a staircase leads to an open gallery on the first floor, which is currently used as an office.

First Floor

The first floor includes a very spacious double bedroom with an en-suite bathroom equipped with a shower, double sink and a large, free-standing bathtub. The bedroom has access to a long balcony with a fine view to the south. Also on the first floor are a library and a large open loggia: this is already fitted with under-floor heating and all the services that would be required to create a third apartment.

The Apartments

Apartment 1

Accessed from the garden via a private terrace, Apartment 1, located on the ground floor, can sleep 4: it has a double bedroom, a living room with a sofa bed, a kitchen area and a large bathroom. It is connected to the main living accommodation via a sound-proof door.

Apartment 2

To the rear of the house, an external staircase leads to a terrace and the second apartment, which comprises a living room, a kitchen area, two double bedrooms and a bathroom: it can accommodate 4 to 6 people.

Both apartments are independently heated, and can therefore be used independently of the main accommodation.

Services: the property has mains electricity, mains water and gas central heating; it also has an alarm system, double-glazed windows and doors, a new roof, and a high standard of thermal insulation.

Garden and Grounds

The property is located at the end of a quiet road that ends at its gate. A large part of the property is fenced, which gives maximum privacy. The large courtyard beside the house offers parking for several vehicles. The well-maintained garden is spread over several terraces: it has many seating areas, and plenty of space for a swimming pool. The remaining grounds include a former vineyard, now a meadow, and some woodland.

Our personal opinion: a well-kept property in a wonderful location, very private but with easy access to town - it offers both flexible living arrangements and excellent rental potential.



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