



Elegant country estate in a prime UNESCO wine zone: exclusive country villa of 580 m² in top condition, 5 bedrooms, 4 bathrooms, large garden, swimming pool

Near Nizza Monferrato

Floor Area: ~ 580 m²

Land: ~ 1.3 Ha

Bedrooms: 5

Bathrooms: 4

Reference: **P468**

Price: **1,400,000 EURO** + 3.66% commission (incl. IVA)

Location

Set in the wonderful vineyard landscape of Monferrato, and close to the important wine-producing town of **Nizza Monferrato**, this very exclusive estate occupies a tranquil hillside location with access from a little-used country lane. The villa looks south and enjoys a beautiful panoramic view over the distant vineyards.

There are many first-class restaurants as well as large and small wine producers close to the property, while Nizza Monferrato and the nearby wine town of **Canelli** offer excellent shopping facilities. The major towns of **Asti**, **Alba** and **Acqui Terme** are around 20 km away, while the nearest motorway / autostrada connection is about 10 km away. The

international airports of **Milan, Turin** and **Genoa** can be reached in 60 to 90 minutes, the beaches of the Riviera in about an hour.

House

Originally a typical vinery farmhouse, the villa was built 200 years ago. The current owners completely renovated the property 15 years ago, generously extending and transforming it into an elegant country residence. The garden and outdoor area have been professionally landscaped over the last few years, and the infinity swimming pool was installed in 2013.

Accommodation

Ground Floor

The ground floor includes a very large, bright room with traditional, antique vaulted ceilings that contains adjoining sitting, dining and kitchen areas. The living area, originally the stable, enjoys a beautiful view of the garden, while the dining area has a large table that comfortably seats 10. The adjoining well-equipped kitchen is separated from the sitting area by a wall into which is set a fireplace that is open to both sides. Large windows and glass doors lead to the outdoor terraces and give the space plenty of daylight and an airy, transparent ambience.

The ground floor also includes a spacious entrance area, a smaller day room which is used as a TV room, a large storage room, a laundry room and a guest WC.

Portico

Glass doors lead from the living-dining area on the west side of the house to a large covered portico. The shady portico is a favorite summer dining spot that is easily accessed from the kitchen.

First Floor

A staircase leads up from the ground floor entrance to the first floor. Here there are 3 comfortable double bedrooms, two bathrooms, a small living room and a large master suite. The air-conditioned master suite, originally a hayloft, has very high ceilings - with renovated antique roof beams - and an area of more than 100 m². It features large arched windows with a wonderful view, a cozy sitting area in front of a fireplace, a spiral staircase leading to an overhead gallery, a dressing room, and a spacious private bathroom with Jacuzzi, shower, WC, washbasin and bidet - a combination that gives the room a luxurious feeling and a wonderful atmosphere.

Attic

A staircase leads from the first floor into the converted loft space that houses a spacious guest suite with a bathroom and a sitting area. Measuring 100 m², the guest suite has a well-insulated roof as well as air conditioning.

Services: mains water and electricity; gas central heating, alarm system

Garden & Grounds

The grounds extend to approximately 13,000 m². The villa, the courtyard area and the garden surrounding them are fenced, while the remaining land - formerly a vineyard - is now a meadow with various fruit trees.

The garden comprises lawns surrounded by flowering bushes, shrubs and trees. From the large terrace on the south side of the villa you can enjoy the wonderful view over the garden and the countryside beyond. A highlight of the garden is the L-shaped infinity pool, which is 12 meters long and 5 meters to 8 meters wide. The pool is lined with natural stone and surrounded by a large sun terrace that terminates at a supporting wall into which is set an impressive barbecue.

Our personal opinion: this country villa is in a top location that is easily accessible all year round, and it offers stylish country living to the highest of standards.





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