



Superbly renovated country house with separate guest apartment in village edge location with wonderful views, flexible accommodation, garden and swimming pool

*Between Nizza Monferrato and Acqui Terme*

Floor Area: ~ 480 m<sup>2</sup>  
Land: ~ 2000 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 4.5  
Reference: **P475**

Price: **750,000 EURO** + 3.66% commission (incl. IVA)

## Location

This ancient country house enjoys a tranquil village-edge location in the the **Barbera d'Asti** wine region, between **Nizza Monferrato** and the charming spa town of **Acqui Terme**. It enjoys a magnificent and unobstructed view over the vineyard-clad hills, and on clear days you can see the peaks of the Swiss Alps. The village can be easily reached on foot, and the nearby towns offer excellent shopping facilities, world-class restaurants and hotels, hospitals, a varied cultural program, and much more.

The travel time to the international airports of **Milan**, **Turin** and **Genoa** is less than 90 minutes, and the beaches of the Riviera can be reached in about an hour. Well-known destinations on the coast such as **Portofino** and **San Remo**, as well as **Monte Carlo** in France, are also a convenient day trip from here, as are the ski resorts of **Sestriere**, **Cervinia** and **Courmayeur** to the north.

## **The Country House**

From the quiet village street, the house is accessed via an automatic gate and a paved courtyard that offers parking for several cars.

The south-facing, L-shaped building was extensively renovated a few years ago by the current owner: great emphasis was placed on preserving the historic character of its traditional Piedmontese architecture, thereby creating a spacious, comfortable home with a friendly and comfortable ambience.

### Accommodation - Main House

#### *Ground Floor*

From the courtyard, the main entrance leads to the accommodation on the ground floor, which comprises a large kitchen with an additional wood-burning stove, a living room with an open fireplace, a dining room, a double bedroom and a bathroom. The kitchen and dining room have access to a large elevated balcony - a great place to enjoy the summer sunsets.

A curved staircase leads down from the kitchen to the impressive wine cellar.

#### *First Floor*

From the entrance on the ground floor, a staircase leads to the first floor. Here there are 4 spacious double bedrooms: the largest bedroom is a master suite with an en-suite bathroom, the other 3 share an additional large bathroom.

A staircase leads from the first floor to a converted loft that offers plenty of practical storage space.

#### *Wine Cellar*

The large, antique wine cellar has also been completely renovated and turned into an attractive reception room, with access to a covered terrace, the garden and the

swimming pool. The heart of the wine cellar is a cozy bar - ideal for celebrations and for sampling the local wines. To the rear is a guest WC and a storage / boiler room.

### Accommodation - Guest Apartment

At right angles to the main house, with access from the courtyard, is a small guest apartment with a covered terrace. This has also been completely renovated, and can accommodate up to 4 people: it could be used privately or rented out to paying guests.

The ground floor of the apartment includes a cozy living-dining room, equipped with a wood stove, a sofa bed, and underfloor heating, plus a separate kitchen area. A staircase leads to the first floor, which is home to a large bedroom and a spacious bathroom.

*Services:* water, electricity, central heating, additional wood-burning stoves, alarm system, internet

### **Garden & Swimming Pool**

The gently sloping garden behind the house is bordered by a high evergreen hedge. The garden is easy to maintain, having a large lawn and many flowering shrubs and trees. The lower third of the garden includes the 10 x 4 m swimming pool, a sun terrace and wooden shed for garden tools.

*Our personal opinion: a contemporary, beautifully renovated home with wonderful views in a very convenient location - it also has excellent rental potential*



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