



Exquisite boutique vineyard property of the highest standard in a fantastic location: ancient country house, completely refurbished, with indoor pool, spa with sauna, 2 comfortable guest apartments; own vineyard, well-kept garden and outdoor area

Monferrato

Floor Area: ~ 1400 m²

Land: ~ 13,000 m²

Bedrooms: 9

Bathrooms: 10

Reference: **P485**

Price: **2,600,000 EURO** + 3.66% commission (incl. IVA)

Location

This jewel of a vineyard property enjoys a prime location high in the hills of the *Vineyard Landscape of Piedmont* UNESCO world heritage site, with a wide unobstructed view to the south in the direction of the Ligurian Apennines. The location is very private, without being isolated: the nearest motorway access is 25 minutes away, while the international airports of **Milan, Turin** and **Genoa** can be reached in 60 to 90 minutes, and the beaches of the Italian Riviera in 40 minutes.

The charming spa town of **Acqui Terme** is within easy reach, and the lively wine town of **Nizza Monferrato** is about 15 minutes away. Both towns offer good shopping and sports facilities, first-class gastronomy, and a colorful program of cultural events.

House

Built around 1700 as a *relais* (horse changing station), the country house has been repeatedly extended and expanded. The current layout was created in the 1990s, and the current owner has completed a very comprehensive renovation during the past five years. Today, the antique L-shaped building has a contemporary look: historic and modern elements combine seamlessly to create a harmonious whole.

Accommodation

Ground Floor

- Entrance and reception area
- Cozy country kitchen with an open fireplace
- Small, intimate dining room with another open fireplace
- Larger dining room with space for up to 20 people and an original grappa cellar
- Smaller living room with an open fireplace, currently a meeting room
- Spectacular wine cellar, which can be seen from all rooms on the ground floor
- Guest bathroom
- Large storage and adjoining room

Also on the ground floor is the very spacious indoor pool, with huge windows and glass doors that lead to the garden, a shower and changing room, plus a small spa with a Turkish bath and sauna.

First Floor

The house has two flights of stairs: the sweeping main staircase leads to the spectacular 100 m² L-shaped living space, with an open antique fireplace, a championship billiard table, a bar area and two spacious seating areas.

The second staircase leads to the bedrooms, located adjacent to the large living room: these include the master suite with a balcony and view to the south, a day area, plus an elegant private bathroom with Jacuzzi and a walk-in closet; a second suite with a bathroom and a small day area; and 2 smaller double bedrooms, each with its own bathroom.

Second Floor

From the bedroom area on the first floor, a staircase leads to the attic, which is home to another suite with its own bathroom and day area, a double bedroom with a bathroom, and another double bedroom with a separate bathroom.

Guest Apartment 1

A very spacious 100 m² guest apartment is located on the first floor, with its own entrance from the forecourt: it has a kitchen and living area, a bedroom, a luxurious bathroom with a steam shower, a private outdoor terrace, and access to the garden and the indoor pool.

Guest Apartment 2

Also accessed from the forecourt via an internal staircase, the second guest apartment is a little smaller - it has a living room with a balcony, a large bathroom, and a kitchenette.

Basement

The country house is built into the hillside, so that part of the building has a lower ground floor. This is home to a hospitality kitchen, with a food elevator to the dining room above; a staff bedroom and bathroom, plus a storage room.

Garden & Vineyard

The house is surrounded on all sides by its own grounds, which are partly fenced and thus completely private and undisturbed. In front of the building is a large, paved courtyard with shady trees, and a Mediterranean garden with wonderful views to the south and an outdoor seating area that is ideal for the warm months of the year.

An archway with a large wooden gate leads from the courtyard to the garden next to the house. It has a manicured lawn - with a fountain and automatic irrigation and robotic lawn mower systems - flowering shrubs, olive trees and cypresses. To one side of the garden area is a large portico with a brick barbecue and pizza oven, a table and chairs for 12 people, and a sound and lighting system.

The well-maintained vineyard around the house of about 1 Ha is planted with the following grape varieties: **Barbera d'Asti**, **Moscato** and **Bracchetto**. The vineyard produces grapes for about 4,000 to 5,000 bottles of quality wine per year, which are currently produced by an experienced local winemaker. The vineyard itself can be rented out or self-managed - there are several management possibilities.

Below the building is a large landscaped terrace which provides enough parking space for several vehicles.

Sales Options

The property is also offered for sale with either less vineyard area, or more land area. Please contact us for further information.

Our personal opinion: this exceptional property offers country living at the highest level in a fantastic location. The country house can be used commercially as an exclusive guest house - there is an experienced support team in place that can be taken over by a new owner - or as a private home with 2 guest apartments



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