



For Sale: Magical holiday retreat in an 18th century former bishop's residence: extensively renovated, 900 square meters of living space, 8 bedrooms, 8 bathrooms, impressive wine cellar, swimming pool, beautiful park and garden.

Near Acqui Terme

Reference: P526

Land: ~ 3600 m²

Floorspace: ~ 900 m²

Bedrooms: 8

Bathrooms: 8

€ 1 600 000 +3.66% Commission (inc. VAT)

This holiday complex is located in a tiny village with 300 inhabitants just a few kilometres from the spa town of **Acqui Terme**. Formerly the summer residence of

the local bishop, it has been lovingly renovated with an eye to retaining the charm of its historic buildings.

The property covers a total area of around 5000 m² and includes a well-kept park with a large swimming pool.

The location in the village is completely private and undisturbed, and Acqui Terme with its excellent shopping facilities, hotels, spa / wellness facilities, restaurants, bars, markets, hospitals, schools and sports facilities and is only 10 minutes away. The nearest motorway / freeway / autostrada access, in the direction of **Alessandria**, can be reached in about 30 minutes.

The travel time to the international airports of **Milan, Turin** and **Genoa** is around 60 to 90 minutes; the Riviera with its beaches around 45 minutes.

The property was lovingly and carefully renovated by the current owner around 10 years ago, without compromising on quality. The complex consists of the former 18th-century palazzo, with modifications that have been made throughout its history, and a separate second building dating from the early 19th century. Once a stable and accommodation for servants, this second building now houses two comfortable suites / apartments. Today, the building ensemble presents a combination of historical flair and modern technology.

The complex is surrounded by a 3.50 meter high antique stone wall, and the well-kept, lovingly-designed park with its 15 x 6 meter swimming pool, solarium and various relaxation zones invite you to relax and recover.

The Palazzo

Ground Floor

From the park, the entrance leads into the hallway and the adjoining large reception room, where an antique marble fireplace, colourful ceiling frescoes, elegant Murano glass chandeliers and corresponding wall lights provide a unique character. Slightly offset, and also on the ground floor, there is a second elegant reception room, also with an open marble fireplace, ceiling frescoes and paintings, and Murano chandeliers - plus a south-facing balcony. Adjacent to the reception rooms is a large cozy country kitchen, a separate dining room and a laundry room.

Also on the ground floor are three large suites, each with its own spacious bathroom. The main staircase, in the centre of the house, leads down to the former wine cellar.

First Floor

The first floor is home to a large multi-purpose room that has been used as a yoga room, plus a suite with a living room, a bathroom and a small covered terrace with access to the park.

Cellar

The large wine cellar has been transformed into an attractive guest room. Equipped with underfloor heating, and therefore completely dry, this room can be used in many ways. The beautiful antique vaulted ceilings give the room a special ambience, and it is equipped with a bar and a small gastro kitchen - so various events can be held here. A smaller separate room, adjacent to the guest room, currently serves as a breakfast room.

Equipped with all technical connections to install a professional kitchen, there is another large room next to the guest room - this has independent public access through a large gate from the street, so it would be possible to operate a restaurant here.

The Outbuilding with 2 Holiday Apartments

The outbuilding located within the park, dating from the early 19th century, has also been completely and lovingly renovated - it is now home to two spacious guest suites / holiday apartments, each with lots of charm and equipped with modern conveniences. Both suites have the utilities present to integrate a kitchen, should a new owner wish to create independent holiday / vacation apartments. Apart from the two suites, the building includes a covered seating area and ample storage space for garden tools etc.

Guest Suite / Apartment 1

With access from the garden, this guest suite / apartment offers cozy accommodation on two levels: on the ground floor there is a living room with a

potential kitchen area, and a bathroom. The large bedroom on the first floor, reached via an internal staircase, has a separate WC.

Guest Suite / Apartment 2

Also with access from the garden, this guest suite is a bit larger than the other - it offers a spacious living-dining area with space for a separate kitchen on the ground floor. On the first floor, reached via an internal staircase, there are two double bedrooms and a bathroom.

Utilities: mains electricity, mains water plus 5 wells, partly underfloor gas central heating, heat pump, air conditioning units in the bedrooms.

Park & Swimming Pool

A large gate and a 70 meter paved driveway lead through the grounds to the main building. To the left and right of the driveway, the formerly overgrown grounds have been transformed into a Mediterranean park: paths were laid out, and a small hill was created from which you can enjoy views of the facility. Easy-care plants including roses, lavender, oleanders, cypresses, olive trees, pines and many evergreen bushes and trees were strategically planted to create different garden spaces with various sunny and shady seating areas, connected by small winding paths.

The well-kept pool (15 x 6m) is big enough for proper swimming - its illumination in the evening creates a magical atmosphere. The large pool terrace is equipped with sun loungers, while the sun sails next to the pool provide plenty of welcome shade.

Our personal opinion: This enchanting hideaway offers a wide range of possibilities. It could be used as a large private holiday home, but it also has the potential to be rented out as a vacation resort, yoga retreat etc. - all the necessary infrastructure is in place.

URL: https://www.piedmont-properties.com/property_526.htm