



Lovingly renovated wine farmer's house, including holiday apartment, with B&B potential, 5 bedrooms, 5 bathrooms; beautiful quiet location with views, habitable all year round

Near Asti

Reference: P553

Land: ~ 1600 m²

Floorspace: ~ 450 m²

Bedrooms: 5

Bathrooms: 5

€ 550 000 +3.66% Commission (inc. VAT)

Set in the gentle hilly landscape of the **Monferrato**, this well-kept property occupies a beautiful hilltop location with a view of the Alps. The nearby village offers all the day-to-day necessities, and the provincial capital of **Asti** can be

reached within 20 minutes by car. The nearest motorway junction is about 10 km away, and the international airports of **Milan**, **Turin** and **Genoa**, as well as the beaches of the Riviera and the ski areas in the western Alps, can be reached within 90 minutes.

The House

Built around the turn of the 20th century as a wine grower's house, the house faces south and all the rooms have plenty of light. Lovingly renovated and extended by the current owners, it offers around 450 m² of living space and is habitable all-year-round. 3 ensuite guest rooms have been used to operate a B&B, with an additional self-catering apartment available for rent.

Accommodation

Ground Floor

From the garden area on the south side of the house, the entrance leads to the living area comprising a modern country kitchen and a large living-dining room with an open fireplace. The unplastered walls and brick *voltina* ceilings give this space a cosy, intimate character.

Accessible internally from the living area, as well as from the courtyard and garden, the guest apartment is also on the ground floor: it comprises a living-dining room with a kitchenette, a double bedroom and a bathroom. A glass door leads from the living-dining room outside into a large portico that offers a shaded seating and dining area for the summer months.

First Floor

The first floor includes 3 bedrooms, each with its own bathroom, plus another large day room which can be used as a guest room. A short flight of stairs leads up to a mezzanine floor, where the master bedroom - with its ensuite bathroom and balcony - is located.

Second Floor

The attic space is partially developed - here there are 2 more rooms, plus an area that offers further expansion potential.

Services: mains water and electricity, gas, telephone, security system.

Outhouse

A small outbuilding opposite the main house is home to a garage and a storage room; in addition, a large covered terrace, accessible via an outside stairway, offers a wonderful view.

In the future, this building could be converted into a pool house for a possible swimming pool.

Garden & Grounds

A large gate leads from the quiet lane on which the property is located to the gravel courtyard and the house. In front of the house is a small, lovingly designed garden with a beautiful summer seating / dining area under a shady pergola.

A very large portico partly covers the terrace of the guest apartment to the side of the main house - this is also used as a carport.

The fully-fenced property includes a vegetable garden and various shade-giving trees. Adjoining the outbuilding, a small plot of land - with views of the rolling countryside and the western Alps - is currently unused: this would be a suitable spot for a swimming pool.

Our personal opinion: this is a property with loads of charm, a generous amount of space, and revenue-generating potential, all in a beautiful quiet location. It could be used as a year-round residence or as a holiday home.

URL: https://www.piedmont-properties.com/property_553.htm