



Exclusive Country Villa in a magnificent panoramic position, fully renovated, professional kitchen, billiard room, home theater; well-tended park and garden, large swimming pool, 10,000 m² vineyard, outbuilding for staff, 45 minutes from Turin, 2 hours from Lugano

Near Moncalvo

Floor Area: 500 m²

Land: ~ 40,000 m²

Bedrooms: 5

Bathrooms: 5

Reference: **P446**

Price: **1.98 Million Euro** + 3.66% commission (incl. IVA)

Location

This exclusive property is located on the edge of a quiet village near the attractive wine town of **Moncalvo**, overlooking the vineyards, fertile fields and Mediterranean forests of the gently-rolling Monferrato hills. The area offers everything that makes Piedmont so unique: historic hilltop villages that are not overrun by tourists, first-class restaurants, exquisite wines, colorful markets, and a pleasant semi-Mediterranean climate. There are 3 golf courses as well as riding facilities nearby, plus cultural events all year round.

The southwest-facing country villa is high on a hill and surrounded by a park, with a magnificent panoramic view of the Western Alps that includes the famous **Monviso** on the French border. **Turin** can be reached in 45 minutes, **Asti** in about 20 minutes. The international airports of Turin, **Genoa** and **Milan** are all less than 90 minutes away.

Villa

Built in the early 20th century, the elegant villa features high, light-flooded rooms, an impressive façade, generous dimensions and a stately ambience. The property has been completely renovated and transformed into a contemporary, modern residence, using materials of the highest quality.

Accommodation

Ground Floor

The spacious entrance hall offers access to a small, ancient wine cellar and a bar area with a billiard table. Adjacent to this are a large room with a home theater, a guest WC and a walk-in wardrobe. The ground floor is also home to a large, glass-enclosed conservatory for winter storage of sensitive plants, and a large garage with space for 3 cars.

A central, modern marble staircase leads to the first floor, which is where the main reception rooms are located.

First Floor

The open living area comprises a large living room with fireplace, a large dining area which opens onto the terrace, and a large, high-quality dream kitchen with adjacent pantry. Also accessible from the kitchen, the beautiful, sheltered terrace overlooks the park and provides a spacious seating and dining area for the summer months. The first floor also includes a further small, intimate reception room and a guest bathroom.

Second Floor

The staircase continues to the second floor which includes a very spacious master suite with balcony, a large, elegant bathroom, a dressing room, a small working area, and a further bedroom.

Third Floor

The staircase continues to the developed attic space, which houses 3 additional bedrooms and 2 additional bathrooms.

Services: central heating, mains water and electricity, alarm system, air conditioning, telephone, insect screens on all windows

Park and Pool

The well-tended park that surrounds the villa is fully enclosed with fencing, and is protected by an automated gate leads that provides paved access to the forecourt. The delightful park, a haven of peace and tranquility, features lush roses, shaded seating areas, walkways, generous lawns and several mature trees. Its centerpiece is the recently-completed 16 x 6 meter swimming pool with springboard and built-in Jacuzzi, surrounded by a large natural stone sun terrace.

Outbuilding

Unseen from the villa, and accessed via its own separate entrance, the large outbuilding is located on the edge of the property. Formerly a farmhouse, the building has been partly modernized and renovated: it currently houses the apartment of the estate manager, who can be retained by the new owner if required. Structurally, the outbuilding has already been adapted to house one or two additional apartments. The outbuilding also includes a large working area in which all the vineyard and gardening equipment is stored.

Vineyard

The property has about 4 Ha of grounds in total, of which 1 Ha is planted with red **Barbera** vines. Currently, the grapes are sold on the open market.

Our personal opinion: An exceptional country estate, well-maintained and accessible, that could be adapted to a range of different uses, but would make an ideal year-round residence.





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