



A partly-renovated medieval stone house on the edge of a hilltop village, with excellent views and outstanding access from both sides; large antique cellar, private and public parking, B&B potential

Near Acqui Terme

Floor Area: ca.300 m²

Land: ca.300 m²

Rooms: 11,5

Reference: **P459**

Price: **140,000 EURO** + 3.66% commission (incl. IVA)

Location

Situated in the heart of a medieval hilltop village with stunning panoramic views of the **Monferrato** wine hills within the UNESCO *Vineyard Landscape of Piedmont* World Heritage Site, this partly-restored village property offers a prime development opportunity.

The village offers basic amenities, including a restaurant and a well-stocked grocery store, and is a 10-minute drive away from the Roman spa town of **Acqui Terme** with its extensive shops, lively cultural scene, good medical facilities, many excellent restaurants and hotels, as well as hot springs, spa facilities and a golf course.

The motorway can be reached within 30 minutes, and the international airports of **Milan**, **Turin** and **Genoa**, as well as the beaches of the Riviera in Liguria and the nearest ski resorts in the Western Alps, are approximately 60 to 90 minutes away.

House

Medieval in origin, the house has been greatly altered over the course of several centuries. Built from stone and in a structurally-sound condition, it boasts a wealth of original architectural features. It needs comprehensive renovation, and is not currently habitable. However, much of the essential work has already been done: most of the external stonework has been repaired and re-pointed, many internal ceilings have been renewed, the roof has been replaced, and the room spaces have been prepared for further development.

Accommodation

Ground Floor

Approached from the cobbled lane within the borgo, an iron gate opens onto a grassy courtyard. An open-arched portico to the left is currently used as a garage, and includes a storage room. To the right, the two arched openings lead into the former stable, now one half of a large multi-level room, the lower part of which features impressive vaulted ceilings. These spaces could be utilised in many ways, and present numerous development possibilities.

Connecting to this multi-level room in the main building are two rooms and a south-facing covered balcony.

First Floor

A central staircase leads up to the first floor, which houses five spacious rooms - two of which constitute the former hay loft above the former stable. Another covered balcony on this floor offers beautiful views and excellent exposure to the south.

Second Floor

On the top floor there are three more rooms, the largest of which features another small balcony which offers the best panoramic views of the village and the surrounding vineyard landscape.

Cellar

To the left of the courtyard, a stone stairway leads down to the garden behind the house. At the end of this stairway, a door to the right leads into a large cellar with a

traditional brick-vaulted ceiling. To one side of this cellar, excavated from beneath the house, a small grotto offers the cool temperatures that are essential for wine storage. This cellar space offers a significant potential to provide additional accommodation, with garden access.

Services: Mains water, electricity and gas.

Garden

On the south side of the house, the sunny terraces make an ideal location for a leisurely sitting area and a private garden. Currently overgrown, the area features a mature Kaki (Japanese Persimmon) tree that provides delicious orange fruits right through the winter.

Conveniently located just below the garden there is a large public parking space that would be perfect both for guests and for private use. This unique feature means that the property enjoys ease of access from both sides - a rarity for an ancient village house.

Our personal opinion: with a prime position and easy access, this village property really stands out as a hard-to-find development opportunity with huge potential.



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