



**A fine jewel in a quiet and panoramic setting: lovingly-renovated, well-maintained antique stone farmhouse, with 2 guest apartments, Mediterranean garden, extensive grounds, infinity swimming pool and very good rental potential**

*Near Acqui Terme*

Floor Area: ~ 500 m<sup>2</sup>

Land: ~ 8.5 Ha

Bedrooms: 7

Bathrooms: 4

Reference: **P491**

Price: **940,000 EURO** + 3.66% commission (incl. IVA)

## **Location**

This secluded property is located at the end of a quiet country lane, a short walk from a historic hilltop village and just a few miles from the spa town of **Acqui Terme**. The village offers convenient shopping for everyday needs, while nearby Acqui Terme offers excellent shopping, hotels, restaurants, schools, hospitals and cultural events, as well as a golf course and other sporting activities.

A gate leads from the lane into a large, paved courtyard in front of the house.

## House

The main part of the house was built using natural stone approximately 150 years ago: it has 80 cm thick stone walls and beautiful red-brick vaulted ceilings that are typical of Piedmontese wine farms. When the current owners acquired the property in 2005, the entire building complex was in an uninhabitable, derelict condition: they comprehensively renovated and refurbished it over a period of four years. The result is a spacious, year-round-habitable property that combines loads of antique charm with contemporary high-quality technology.

Originally, the buildings were built as a farmstead comprising the main residence plus two attached outbuildings. Today, the outbuildings are each occupied by a modern guest apartment. All three units are accessed from the common courtyard, to the side of which is located another, smaller building that is used as a garage / carport and storage room.

### Accommodation

#### *Main House / Ground Floor*

The ground floor is dominated by a large living-dining room that extends over the entire width of the house. The natural stone walls and the ancient brick vaults bestow a rustic character to this space: a large, open fireplace provides a point of focus for the colder months, while large glass doors provide access to a paved terrace and the large pergola outside - a wonderful shaded living area for the hot summer season.

The large country kitchen, located next to the living-dining room, also has doors for outside access. The ground floor is also home to a spacious bathroom and a utility room, as well as an entrance hall that has stairs leading to the first floor.

#### *Main House / First Floor*

Four large, well-designed rooms offer flexible accommodation on the first floor: currently, two rooms are used as double bedrooms, one as an office, and the other is currently empty. There is also a large bathroom and a storage room.

#### *Annex 1 / Guest Apartment 1*

Attached to the rear of the main house on one side, and to the second annex on the other side, the ground floor of the first annex serves as a large utility and storage room.

An outside staircase leads to a balcony and the first guest apartment. This apartment has a bedroom, a bathroom, and a cozy living-dining room with kitchen area. The space

above the rafters in the living-dining room has been left open - creating an expansive, airy atmosphere.

#### *Annex 2 / Guest Apartment 2*

Attached to the first annex, and at a right angle to it, the second annex was originally a stable, and is now a spacious holiday apartment spread over two floors. It has its own entrance from the courtyard, and its own outdoor seating area.

On the ground floor it has a cozy living-dining room with a kitchen area; an internal staircase leads to the first floor, which is home to two double bedrooms and a bathroom.

*Services:* central heating, powered by either gas or wood; mains water and electricity, satellite TV, internet

### **Garden and Grounds**

The garden area includes an attractive 5 x 10 meter infinity pool with a partially-shaded sun terrace and wonderful views of the countryside.

The garden is well-stocked with Mediterranean shrubs and trees and various relaxing seating areas. The remaining grounds, formerly cultivated vineyards, are now easy to maintain - they comprise a mixture of Mediterranean woodland and meadows.

*Our personal opinion: the layout of the property has been very carefully considered, and offers a range of possible uses. The private area is spacious, but it could even be extended - while the two apartments are very popular with summer holidaymakers, and many visitors come year after year.*





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