



Antique stone farmhouse with 5 well-equipped vacation rental apartments - new in 2017 - plus owner's penthouse apartment; swimming pool, fantastic views over vineyards in the 'Vineyard Landscape of Piedmont' UNESCO World Heritage zone; near to town

Near Santo Stefano Belbo

Floor Area: ~ 650 m²

Land: ~ 0.5 Ha

Bedrooms: 8

Bathrooms: 6

Reference: **P499**

Price: **1,200,000 EURO** + 3.66% commission (incl. IVA)

Location

This attractive vacation apartment complex is located on a hillside not far from the wine town of **Santo Stefano Belbo**. Surrounded by vineyards of the 'Vineyard Landscape of Piedmont' UNESCO World Heritage zone, an area of exceptional scenic beauty, it is an ideal base from which guests can explore the many outstanding attractions that the region has to offer.

In addition to Santo Stefano Belbo, the towns of **Canelli** and **Bubbio** are also within easy reach, while the larger towns of **Asti** and **Alba** are less than 40 minutes away by car. As a leading destination for gastro-tourists from around the world, the area offers excellent restaurants and top wineries just waiting to be discovered.

The property is easily accessed in all weather, and enjoys a tranquil location at the end of a quiet country lane with no through traffic.

House

The 6 units - comprising 5 vacation rental apartments plus the penthouse apartment - have been comprehensively renovated and equipped in a contemporary style using top-quality materials; all of the plumbing and electrical wiring have been renewed. Formerly a vineyard farmhouse, most of the building has ancient, thick natural stone walls that give the house not only an excellent indoor climate but also lots of rustic charm. On the ground floor in particular, one can see that the old walls have been carefully renovated and conserved.

The 5 apartments, in commercial use since 2017, each have either one or two bedrooms, a bathroom, and a living-dining room with a kitchen area; they each sleep between 2 and 6 people. Overall, the house has 30 beds.

Accommodation

Ground Floor

From the large car park at the back of the house, the front door leads to the reception area. The day area on the ground floor, accessible to all guests, comprises a large living room - with an open fireplace and access to a roofed terrace - a kitchen with a pizza oven, a gym with a bathroom, a storage room and a guest WC.

Also on the ground floor, the first apartment is south-facing, very spacious, and wheelchair accessible: it features a living-dining room with kitchenette, a bedroom, a bathroom, and access to the terrace.

First Floor

From the reception area a staircase leads to the first floor. Here there are 4 apartments, each with a bathroom, one or two bedrooms, and a living area with kitchenette. All bathrooms and kitchens are modern in design, while the high-quality decor is discreetly neutral and elegant.

Second Floor / Attic

A spiral staircase, which could also be replaced by a regular staircase or a lift, leads into the attic space, which has been converted into a chic, very bright penthouse apartment.

Designed as accommodation for the owner, the penthouse apartment comprises a very large living-dining room with a kitchen area, two bedrooms, a bathroom and a terrace with great views.

The bright exposed supporting beams under the well-insulated roof give the rooms of the penthouse apartment tons of character.

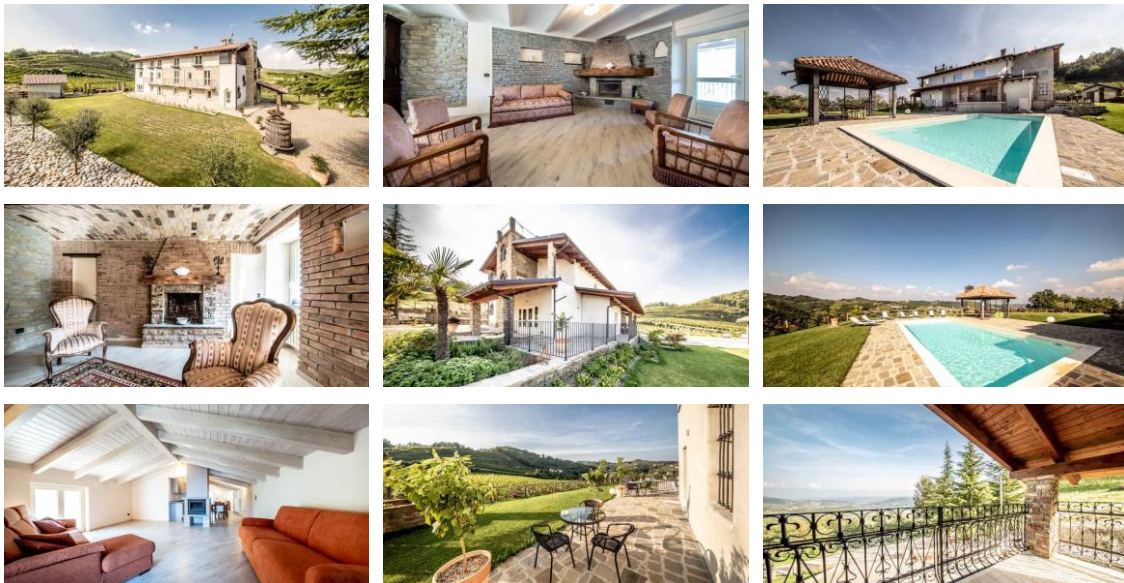
Services: gas, mains water, alarm system, internet, satellite TV, central heating

Garden & Pool

An imposing wrought-iron gate leads into a large parking area on the north side of the house. The garden surrounding the house is equipped with easily-maintained lawns and Mediterranean plants, including olive and palm trees, oleander, roses and lavender.

The spacious swimming pool, located on the south side of the house, is surrounded by a sun terrace paved with natural stone. An attractive gazebo to the side of the terrace provides a pleasant, shaded seating area for the summer months.

Our personal opinion: this is a very attractive and flexible commercial property that can be purchased as a going concern. It offers well-maintained units that can be rented out either individually, or as a whole to larger groups.



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