



Antique, renovated vineyard farmhouse in a sunny hillside location with beautiful views close to village center; spacious living area, antique wine cellar, garage, large garden with space for swimming pool

Between Asti & Canelli

Floor Area: ~ 400 m²

Land: ~ 1.1 Ha

Bedrooms: 4

Bathrooms: 3

Reference: **P503**

Price: **430,000 EURO** + 3.66% commission (incl. IVA)

Location

High above a village between **Asti** and **Canelli**, this very well-maintained south-facing property, formerly a vineyard farmhouse, enjoys a very sunny location with wonderful views over the rolling **Monferrato** hills.

The nearby village offers good facilities, while Canelli and Asti are easily reached in 15 to 20 minutes. Canelli is famous for its historic wineries, while the larger town of Asti, the provincial capital, offers excellent shopping, hotels, restaurants, schools, banks, theaters, hospitals, etc. The nearest motorway access is 15 minutes away, and the international airports of **Milan**, **Turin** and **Genoa** can be reached within about 90 minutes.

House

The very sunny house is over 100 years old; it was extensively renovated and expanded around 20 years ago by the current owners. The renovation was done with attention to detail and the maximum emphasis on quality: the floors are laid with high-quality terracotta tiles, the windows and doors are custom-made and double-glazed, and the bathrooms are generously-dimensioned - the result is a house with traditional flair and feel-good ambience that offers a lot of space and very flexible accommodation.

Accommodation

Ground Floor

From the paved forecourt, the main entrance leads into an anteroom and to the accommodation on the ground floor. This comprises a cozy country kitchen with an adjoining dining room; a large living room with an open fireplace; a large day room, currently used as an office; another large room - currently a billiard room - that could be used as a bedroom; a spacious bathroom, plus a so-called *tavernetta* - a multi-purpose rustic room equipped with an open fireplace and a large dining table, with space for a large group of guests - that has a large glass door leading out to the courtyard.

At the back of the house, accessible from the *tavernetta*, there is a large, antique wine cellar with a beautiful vaulted ceiling - a perfect space to store the excellent produce of the region. There is also a lockable portico / storeroom on the side of the house, accessible from the courtyard.

First Floor

From the entrance hall on the ground floor, the staircase leads to the first floor. Here there are 3 bedrooms: 2 share a bathroom, while the third - the large master suite - has a dressing room, air conditioning, and a further very spacious private bathroom. In addition, each side of the house has an attached *loggia*.

Services: water, electricity, central heating, alarm system

Garden

The house is located on a quiet lane used only by the neighboring properties; an electric gate leads to the paved courtyard in front of the house. The garden and courtyard area, with a covered outdoor seating area and a brick pizza oven, are located on the south side of the house. The outdoor area, lovingly landscaped by the current owners, includes a garage for

two vehicles, and is surrounded by a fence; there is plenty of space for a swimming pool. The remaining area, comprising a meadow - once a vineyard - and some woodland, require a minimum of maintenance.

Our personal opinion: a very attractive, generously-sized property in a central location, with high, airy and sunny rooms, offering versatile accommodation - it would be suitable for a small B&B.



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