



Medieval watchtower from the 13th century, located on the edge of town but near the historic center: spacious, sunny, well-renovated and habitable all year round; space for a swimming pool

Canelli

Floor Area: ~ 400 m²
Land: ~ 1.5 Ha
Bedrooms: 4
Bathrooms: 2.5
Reference: **P509**

Price: **450,000 EURO** + 3.66% commission (incl. IVA)

Location

Just a few minutes from the historic center of **Canelli**, this attractive former watchtower is now a comfortable home in a very quiet location at the end of a small country lane.

The town center is a short walk away, and can be reached by car in 5 minutes. The UNESCO wine town of Canelli is famous for its large wineries and historic wine cellars, the so-called underground cathedrals, where exquisite sparkling wines have been produced for 150 years. Canelli is a magnet for wine enthusiasts from all over the world that also offers good shopping and excellent restaurants.

House

Built in the 13th century, the house was originally a defensive watchtower. Beautiful cross vaults and barrel vaults in the house testify to its medieval origin. Previously abandoned to decay, at the end of the 20th century the building was rescued by a new owner and converted into a spacious residence.

Today the building offers lots of space on 3 levels. On one side it is attached to another house, whose residents look after the property when the owner is absent - an arrangement that could be continued if desired.

Accommodation

Ground Floor

From the forecourt, the front door leads to the living area on the ground floor. This comprises a kitchen, a large living-dining room, a WC and a small storage room.

The ground floor also includes a large utility room with garage, accessible from the living area: this could be easily converted into an apartment.

First Floor

A staircase leads from the entrance hall to the first floor. Here there are 2 bedrooms, a bathroom and a cozy living room with an open fireplace and access to a 65 m² sun terrace overlooking the property and the vineyards beyond.

Another staircase leads up to the converted attic, which is home to 2 further bedrooms and a large bathroom.

Services: mains electricity and water; central heating and home security system

Garden

The partially-fenced garden comprises mainly a meadow and some easily-maintained Mediterranean woodland - there is plenty of space for a swimming pool.

Our personal opinion: this spacious yet uncomplicated house is ideally suited to be both a holiday home and a year-round residence - it could also be used for vacation rentals during the long summer season.



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