



Enchanting property in a beautiful quiet location: 2 antique stone houses, well renovated and habitable year-round; 5 bedrooms, 3 bathrooms, low-maintenance garden, swimming pool

Near Acqui Terme

Floor Area: ~ 360 m²
Land: ~ 2500 m²
Bedrooms: 4
Bathrooms: 3
Reference: **P511**

Price: On Application

Location

This very well-maintained property enjoys an elevated panoramic position, surrounded by unspoilt nature, in the hills south of **Acqui Terme**. The quiet access road ends at the gate to the property.

The nearby village, with an excellent restaurant, can be reached in a few minutes, while the town center of Acqui Terme is only 10 minutes away: here you can find first-class shopping, hotels, restaurants, bars, markets, hospitals and schools - plus year-round sports and leisure activities, including a golf course.

The Buildings

The property includes two antique stone houses - the main house and a smaller guest house - and a brick oven that surround a central courtyard. The two stone houses were extensively renovated by the current owner about 15 years ago. During the renovation, great emphasis was placed on the preservation of original features - the historic stone walls and traditional brick-vaulted ceilings lend the property a particular charm.

The main house is built on the crest of a hillside and has 3 floors that are internally connected by a staircase. The guest house has 2 floors, and is attached to another property to the rear.

The Main House

Accommodation

Ground Floor

From the courtyard, the entrance leads directly into a large living-dining room with an open fireplace. The ground floor is also home to a cozy country kitchen and a shower room with WC.

Basement / Cellar

Originally a wine cellar with ancient vaults and a constant temperature, the basement has been renovated and integrated into the main accommodation. To the rear there is a small reception room, with a grotto of natural stone still used for wine storage, and a small summer kitchen to one side. To the front, a cozy living room features glass doors that lead out to a covered terrace, used for summer dining.

First Floor

The staircase leads from the ground floor to three double bedrooms and a bathroom on the first floor. Two of the bedrooms feature wooden ceilings with exposed wood beams, while the largest of the bedrooms has a south-facing balcony.

The Annex / Guest House

Accommodation

Ground Floor

From the courtyard, the entrance leads into a large living room with an open fireplace and a passage to the dining area. The ground floor also includes a small kitchen and a shower room.

First Floor

A substantial wooden staircase leads to the first floor with a large bedroom, a bathroom and a further small bedroom.

Services: water, electricity, central heating

Garden & Pool

The garden area around the house is easy to maintain and stocked with flowering bushes and shrubs. The large meadow next to the house features several fruit trees. The well-maintained swimming pool measures 11 x 4 meters, and is usable for about 6 months of the year.

Our personal opinion: with a swimming pool and a fantastic, quiet location, this property is an ideal holiday home, with significant commercial possibilities - but it would also be suitable for year-round use.





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