



Antique and well-renovated natural stone house in a wonderful quiet location with a beautiful view; 3 separate, spacious living units; large, sunny plot with a small vineyard and swimming pool

Near Monastero Bormida

Floor Area: ~ 700 m²
Land: ~ 6.5 Ha
Bedrooms: 5
Bathrooms: 4
Reference: **P512**

Price: **880,000 EURO** + 3.66% commission (incl. IVA)

Location

This property offers peace and relaxation in a natural setting. A quiet asphalt-surfaced lane leads only to the property and its neighbours, making the property easily accessible.

The nearest village, **Monastero Bormida**, has a pharmacy, bar, post office, bank and a few shops, and can be reached in 10 minutes. The town center of **Acqui Terme** with its excellent shops, hotels, bars, restaurants, markets and spa facilities can be reached in about 20 minutes. The nearest motorway connection, in the direction of **Alessandria**, is a 30-minute drive away, while the international airports of **Milan**, **Turin** and **Genoa**, as well as the

beaches of the Riviera in **Liguria** and the ski areas in the Western Alps, are 60 to 90 minutes away.

House

Facing south and with a view of the beautiful hilly landscape of the **Langa Astigana**, the building enjoys the sun throughout the day. Located 700 meters above sea level, the property is free of fog and climatically influenced by the nearby Mediterranean Sea.

The U-shaped natural stone farmhouse, built in the 18th century, encloses an inner courtyard open to the landscape on one side. Planted with lavender and roses, the courtyard also features large rosemary trees, a fig tree and a small lawn.

When the current owners bought the property, it was in a derelict condition and required extensive renovation. The building renovation used high-quality materials, and wherever possible antique components - such as ancient wooden beams, traditional brick ceilings and natural stone walls and vaults - were retained and restored. The result is a generously dimensioned, year-round habitable building with three separate residential units that is full of authentic rustic charm.

Accommodation

Ground Floor & First Floor

From the inner courtyard you enter a spacious entrance with an impressive staircase that leads to the first floor. The living and sleeping area on the first floor includes a large, modern country-house kitchen with plenty of natural light and a balcony, a large living room with an open fireplace, a work room/office, a bedroom, and a large bathroom with a sauna.

The ground floor has a large multi-purpose space, a guest bathroom and a large, antique wine cellar.

Guest Apartment 1

With its own independent access from outside the house, this ground-floor apartment has its own outdoor seating area.

The apartment comprises a living-dining room with a kitchenette, two bedrooms and a bathroom.

Guest Apartment 2

The second guest apartment, spread over two floors, also has its own independent outside access, as well as a separate outdoor seating area.

On the ground floor the apartment includes a cozy living-dining room with a separate kitchen area, while an internal staircase leads up to two bedrooms and a bathroom on the first floor.

Services: gas and wood-fired central heating, mains water and electricity, satellite TV, internet, passive solar heating system

Garden & Grounds

On a small hill behind the house, the attractive 5 x 10 meter swimming pool and surrounding sun terrace offer wonderful views of the landscape.

The garden is well stocked with Mediterranean shrubs and trees, as well as a large vegetable patch and an orchard. Between the house and the pool there is a small brick-lined, wood-fired bread oven.

The remaining grounds are easy to maintain, with mixed Mediterranean forest and meadows. The current owner has created a small vineyard which is maintained by a local winegrower.

Our personal opinion: the property offers a range of uses - it would make an excellent summer home for two or three families; alternatively, the two guest apartments could be used for holiday rentals.





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