



Exquisite stone house with stunning views in a fantastic panoramic location; superbly renovated, 4 bedrooms, 4.5 bathrooms, large living room with fireplace, open kitchen with dining area, antique wine cellar, swimming pool with sun terrace, new tennis court; approx. 3.5 ha easy-care plot, close to town

### *Canelli*

Floor Area: ~ 300 m<sup>2</sup>

Land: ~ 3.5 Ha

Bedrooms: 4

Bathrooms: 4.5

Reference: **P514**

Price: **1,400,000 EURO** + 3.66% commission (incl. IVA)

### **Location**

This exquisite estate is located in the hills high above the UNESCO wine town of **Canelli**, a 10 minute drive from the town center. Surrounded by unsplit nature and with fantastic views over the **Monferrato** vineyards, the property enjoys a particularly tranquil position: the nearest neighbors are nearby, but invisible, and the quiet lane on which the property is located has little traffic. A gate leads from the lane into the parking area in front of the house.

Canelli offers facilities to meet every need, including a twice-weekly market, relaxing bars, first-class restaurants, and its famous wine cellars - the so-called *underground cathedrals*, in which exquisite sparkling wines have been produced for 150 years - attract wine lovers from all over the world.

## **The Stone House**

The 200-year-old L-shaped building was in a derelict condition when it was acquired by the current owner in 2007. In three years of renovation, the house was extensively rebuilt and turned into a very spacious home. The red vaulted brick ceilings, typical of Piedmont, have been raised and rebuilt using antique bricks, and the original stone walls have been exposed - together they give the house a uniquely charming rustic character. The house now meets the highest technical standards: it is well-insulated, and equipped with underfloor heating.

### Accommodation

#### *Ground Floor*

The ground floor is dominated by a gorgeous country kitchen - the central focus of the house. Next to the kitchen is the cozy dining area with a glass-fronted fireplace. Large glass doors lead from the kitchen to an outdoor dining area on the terrace behind the house.

Also on the ground floor, in a separate area, there are 2 double bedrooms and a bathroom: the larger bedroom has its own exit to the pool terrace, an open fireplace and an additional private bathroom.

#### *First Floor*

A spiral staircase, housed in an imposing cylindrical tower, leads to the large, impressive living area on the first floor: this room features a large, glazed fireplace at its center, and exposed roof trusses that give it a light and spacious atmosphere.

A door leads from the first-floor living room to the sleeping area. As on the ground floor, this comprises 2 double bedrooms and a bathroom - the larger bedroom has not only an additional private bathroom, but also a private balcony.

#### *Basement*

Only accessible from the outside, a laundry room, a storage room and a guest WC - which is easily accessible from the pool terrace - are accommodated in the basement.

The basement is also home to the beautiful antique wine cellar - ideal for storing the excellent wines of the region.

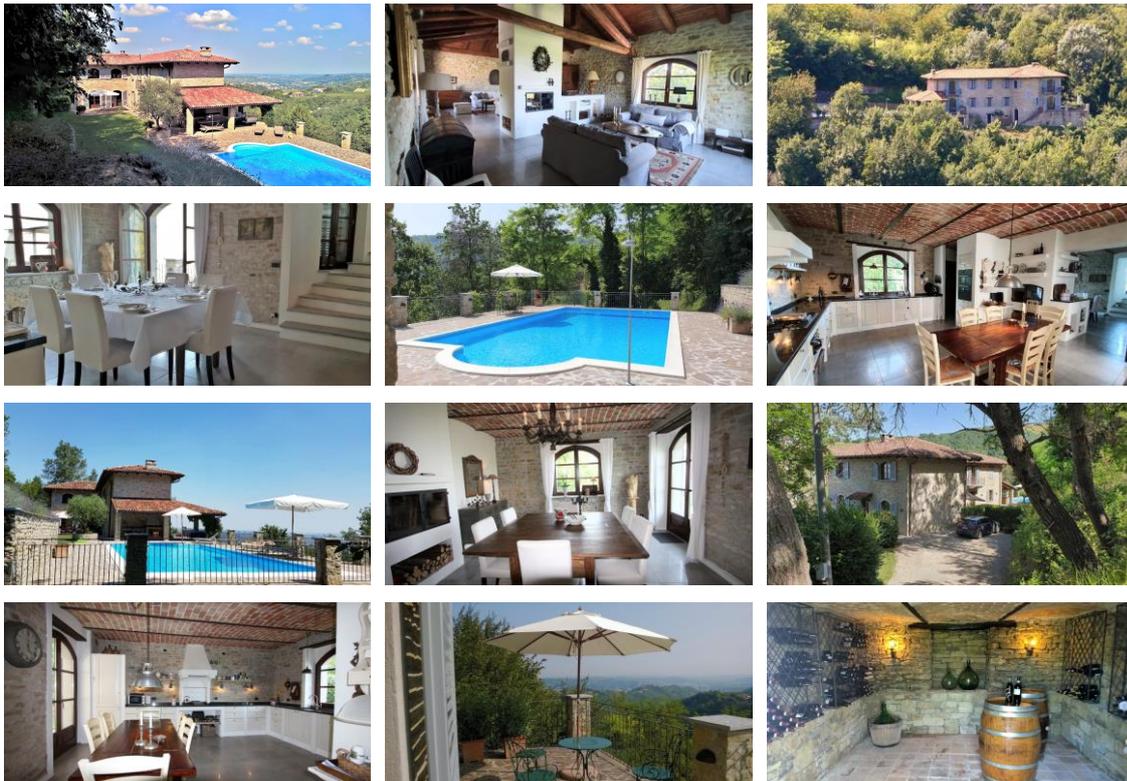
*Services:* mains water and electricity, central heating, alarm system

## Garden

The partially-fenced garden and outdoor area around the house offer various places to relax, with shady spots for the summer and views of the sunset in the cooler seasons. A highlight is the south-facing 15m x 6m swimming pool, which is set in a large sun terrace next to the house, with a large, covered portico with an open fireplace in between. From here you can enjoy the magnificent view over the wine hills as far as the Swiss Alps.

A small staircase and a short walk lead from the pool to the tennis court, which has been recently installed and is very easy to maintain. The rest of the property is Mediterranean woodland, rich with wildlife, that requires no further care.

*Our personal opinion: this beautifully-situated stone house meets the most exacting requirements - suited to year-round use, it is to be sold furnished.*



Piedmont Properties offers a fine selection of properties in Italy's premier wine region



+39 0141 856751



+39 320 796 5992

email: [info@piedmont-properties.com](mailto:info@piedmont-properties.com)