



For Sale: Antique stone house in a beautiful elevated location: 5 bedrooms, 4 bathrooms, around 6.5 hectares of grounds including a well-kept garden, swimming pool with pool house, meadow, woodland and a former vineyard

*Monferrato*

Land: ~ 6.5 Ha  
Floor area: ~ 575 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 4

Reference: **P559**

**€ 2 250 000** +3.66% Commission (inc. VAT)

This beautiful property occupies an ideal rural position at the heart of the *Vineyard Landscape of Piedmont* UNESCO World Heritage zone, with distant views over vine-clad hills of the Monferrato. Located on a quiet road with little

traffic, the access is optimal: a gate and a paved driveway lead onto a courtyard that is used for parking, large enough for several vehicles.

The two small wine towns of **Nizza Monferrato** and **Canelli**, with their excellent shops, markets, bars and restaurants, are within easy reach. The autostrada / motorway can be reached in 30 minutes, while the international airports of **Milan, Turin** and **Genoa** as well as the beaches of the Italian Riviera in **Liguria** are less than 90 minutes away.

## Villa

With extensive attention to detail, the current owners renovated and expanded this ancient stone only a few years ago. Equipped with modern conveniences to the highest standards, a simple lavender and sage inspired color scheme, the ancient stone walls and the fine chestnut wood beams provide lots of character as well as a cozy ambience.

### Accommodation

#### *Ground Floor*

The main entrance on the side of the house leads into a spacious entrance with a guest WC and open access to a large south-facing living room with an open fireplace, lots of light, and a door to the terrace. Adjacent to the living room, the well-equipped country house kitchen features a generously-sized dining area, and leads to a small air-conditioned wine cellar and a utility room.

A glass door leads from the kitchen to the terrace, with an outdoor dining area on the south side of the house. Here can be found a large stone outdoor grill, plus a covered pergola that provides welcome shade in the summer months.

Also on the ground floor, on the west side of the house, there is another large room that is currently used as a workshop/office, as well as a large storage room that is only accessible from the terrace.

Stairs lead from both the kitchen and the entrance area to the first floor.

#### *First Floor*

The first floor features two double bedrooms with a large bathroom, plus a very spacious double-aspect master suite with an ensuite bathroom and a wonderful view.

The former hay barn is accessible from the kitchen via an internal stairway: this spectacular space features an impressive vaulted ceiling and large windows and glass doors; it is currently used as a family room.

#### *Second Floor / Attic*

From the first floor further stairs lead into an extended attic on the second floor, with two guest bedrooms, a bathroom and a shared seating area.

*Services:* Mains water and electricity; alarm system, underfloor heating, air conditioning, internet

## Garden & Grounds

Adjacent to the terrace on south side of the house is an easy-care lawn area with an integrated irrigation system. From here a staircase leads down through a beautiful Mediterranean-style garden to the large south-west facing swimming pool.

The pool 12 x 5 meter pool is surrounded by a large sun terrace that offers fantastic views of the setting sun and the Alps to the west. A stone-built pool house adjacent to the terrace features a small kitchen and a bar, plus a shower to one side.

Most of the grounds are woodland that does not require any maintenance: it extends up to the east side of the house, where paths have been created for recreational purposes. The lawn next to the pool merges into a large meadow area, originally a vineyard of about 1 hectare that could be replanted if required. The meadow, currently well stocked with various fruit trees, is also easy to maintain - it is only mown a couple of times in the summer.

*Our personal opinion: here you can enjoy the Italian 'dolce vita' in style. Currently used as a holiday/vacation home, it would also be ideal for year-round occupation - and it would also be highly sought-after on the vacation rental market.*

URL: [https://www.piedmont-properties.com/property\\_559.htm](https://www.piedmont-properties.com/property_559.htm)