PIEDMONT PROPERTIES

Ref. P560

For Sale: Well-kept single floor country villa in a scenic location with stunning views: 4 bedrooms, 2 bathrooms; Mediterranean garden with swimming pool; very private, village in walking distance

Near Acqui Terme

Reference: **P560**

Land:	5000 m²
Floorspace:	300 m²
Bedrooms:	4
Bathrooms:	2

€ 590 000 +3.66% Commission (inc. VAT)

This charming country villa can be found on the edge of a small medieval village in a fantastic panoramic location, high on a hill with endless views, that is at the

same time completely private. The village offers rudimentary shopping, an excellent restaurant and a successful pizzeria. The spa town of **Acqui Terme**, with its hotels, excellent shopping opportunities, lively cultural life, first-class gastronomy and medical facilities, can be easily reached in 10 minutes by car.

The motorway / freeway/ autostrada can be reached within 30 minutes, and 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 less than 90 minutes away.

The Country Villa

A short driveway leads from a quiet country lane via an automatic gate into the property: the large paved courtyard provides access to the house, pool and garden.

The villa, built around 50 years ago, offers comfortable accommodation on a single floor, plus a large basement / cellar that extends under the entire area of the ground floor. All rooms are high and spacious, with large windows, lots of light and wonderful views.

Accommodation

Ground Floor

The entrance is on the side of the building, under a covered terrace that leads around the house to its southern side. The garage, located next to the entrance, has internal access to the living area.

A small anteroom with a walk-in cloakroom leads into a large living-dining room with an open kitchen. The high wooden ceiling and the parquet floors give the room its country house character, and a large open fireplace provides welcome warmth in the cooler seasons. Adjacent to the dining area, the country kitchen has a door to the south-facing terrace.

A corridor leads from the day area to 4 double bedrooms and two bathrooms. All the bedrooms have lots of light and beautiful views.

Basement / Cellar

A staircase leads from the garage to the large cellar, which includes a laundry room, two additional storage rooms, and a 120 m^2 empty room that was once used for wine-making. This room can be accessed from outside via a ramp and a gate: it could be converted into an additional garage, or a workshop.

Services: mains water and electricity; newly-installed gas central heating

Garden & Pool

The outdoor area is mostly fenced in, and very well-maintained. The garden features an easily-managed lawn and is richly stocked with Mediterranean bushes and trees, including various fruit trees.

Located at the most scenic point in the garden, with a view to the south, the 10m curved swimming pool has a large sun terrace and a shower. From here, the views are truly spectacular - the landscape is at your feet in nearly all directions.

Our personal opinion: This well-kept property has everything you could ask for in a holiday home - plenty of space for family and friends, a unique location, privacy without seclusion, an easy-care garden, and a pool. However, it would also be perfectly habitable all-year-round.

URL: https://www.piedmont-properties.com/property_560.htm