



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 m<sup>2</sup>  
Floorspace: 300 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 2

**€ 790 000** +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<sup>2</sup> 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](https://www.piedmont-properties.com/property_560.htm)