



For Sale: Lovingly renovated wine farmer's house, including holiday apartment, with B&B potential, 5 bedrooms, 5 bathrooms; beautiful quiet location with views, habitable all year round

*Near Canelli and Acqui Terme*

Land: ~ 3.2 Ha  
Floor area: ~ 500 m<sup>2</sup>  
Bedrooms: 10  
Bathrooms: 5

Reference: **P564**

**€ 620 000** +3.66% Commission (inc. VAT)

Situated on a sunny hill overlooking the nearby village and vineyard-covered landscape, this historic farmhouse enjoys a wonderful secluded location. The ancient stone building is surrounded by its own grounds, and there is a short level path leading to the country lane on which the property is located, ensuring

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easy access all year round. The small village with its impressive castle offers good infrastructure for daily needs, as well as bars and restaurants.

The two larger towns of **Canelli** and **Acqui Terme** can both be reached within 15 minutes, and the highway within 30 minutes. The international airports of **Milan**, **Turin** and **Genoa**, as well as the beaches of the Riviera in Liguria and the ski resorts in the Western Alps, are approx. 60 to 90 minutes' drive away.

## The Farmhouse

Originally constructed from natural stone, the building is over 200 years old and, like so many farmhouses in the area, it has been extended from generation to generation. The building has an attractive L-shape and is currently occupied by 3 different owners: it is currently used as a vacation home.

The three residential units are renovated and maintained to varying standards. While unit 1 is perfectly renovated and immediately habitable, unit 2, the smallest of the 3 residential units, is currently not habitable and needs to be renovated. Unit 3 is of an intermediate standard: it is simply habitable, but the kitchen and bathrooms need renovation.

The antique building is south-facing, and all rooms have plenty of light and a wonderful view.

### Unit 1

#### Ground floor and cellar

From the large courtyard on the south-side of the building, the entrance leads into the living area on the ground floor. This consists of a large, modern eat-in kitchen with access to the seating area at the back of the building, a cozy, small living room and a large, modern bathroom. The lower outdoor seating area in front of the kitchen can be reached via a short flight of stairs, and from here you have a wonderful view of the countryside.

From the outside seating area you have access to the antique wine cellar that features rustic natural stone walls and a beautiful brick vault. To the left and right of the wine cellar are 2 practical storage and utility rooms.

### First Floor

A staircase leads from the ground floor to a long, south-facing balcony which currently leads to the bedrooms. There are 3 bedrooms and a modern bathroom. The arrangement with access via the balcony can be changed with little effort if the house is to be lived in all year round.

### Unit 2

#### Ground floor and cellar

This unit, the smallest of the three, is located in the corner of the building. There are two large rooms on the first floor, one of which, the former kitchen, has a glass door leading to the courtyard. A staircase leads from the entrance area down to the cellar: a room has been partitioned off here, now a bathroom. A door leads from the cellar to the garden area at the side of the building.

### First Floor

An internal staircase leads to the first floor, which features two large bedrooms, each with a balcony, and a former small bathroom.

### Unit 3

#### Ground floor

As with the other two parts of the house, the entrance leads from the south-facing courtyard into the living area. This comprises an eat-in kitchen, a small living room with a door to the courtyard, and a bathroom. The traditional vaulted ceilings are still present - they are currently plastered over, but the plaster could easily be removed to restore the original style.

Also on the ground floor, but only accessible from the outside, there is a garage and a storage room / workshop.

### First Floor

An internal staircase leads to the bedrooms on the first floor. Here there are 5 large bedrooms and a small bathroom. All bedrooms are very bright

and have beautiful views; some have balconies, and one of the bedrooms has access to a small terrace to the side of the building.

## Outbuilding

A little away from the house, on the side of the courtyard, is a small outbuilding with a covered terrace and a summer kitchen: from here it is just a few steps to a slightly raised area that would be the ideal site for a swimming pool.

*Services:* All units have mains water and electricity; units 1 and 3 have a heating system.

## Grounds & Garden

The property has a total of around 3.20 hectares of land, mostly meadows but including some woodland. There is a fruit grove and a large well; unit 1 has a well-kept garden area. The meadows are cut by a local farmer; if desired, a new owner could plant a vineyard.

*Our personal opinion: completely private and surrounded by nature, yet not at all isolated, this beautiful farmhouse is ideal for creating a vacation rental. Part of the building is immediately habitable, and the other part can be easily renovated. The accommodation is very flexible - the property would also make an ideal two-family home.*

URL: [https://www.piedmont-properties.com/property\\_564.htm](https://www.piedmont-properties.com/property_564.htm)

