



For Sale: An enchanting retreat in a prime village location: newly built (2012) Mediterranean style country house with generous floorspace, a swimming pool and great rental potential

*Near Acqui Terme*

Reference: **P567**

Land: 3600 m<sup>2</sup>  
Floorspace: 230 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 3

**€ 750 000** +3.66% Commission (inc. VAT)

Located on the edge of a picturesque hilltop village, this country house enjoys a magnificent panoramic view of the **Langa Astigiana** vineyards and the Ligurian Alps to the south. The village, easily reachable by foot, offers everything required

for day-to-day needs: a well-stocked general store, a post office, a restaurant and a pizzeria.

**Acqui Terme**, a beautiful Roman spa town with its hot springs and medieval town centre, is only a 10 minute car ride away. Here you will find plentiful additional amenities - supermarkets, banks, schools and a hospital, plus first-class shops, hotels, restaurants, cafés, wine bars, as well as a golf course.

## House

Completed in 2012, the house is built on a hillside terrace: it has a sheltered south-facing aspect that allows for year-round enjoyment of the outdoor areas.

The house was constructed using natural, high quality materials such as stone and wood. It also boasts numerous additional features and systems that ensure an optimal level of safety and efficiency.

The installed systems and equipment include a solar system, a well-insulated roof, shatterproof double glazing, window safety locks, security doors for both the house and the garage, underfloor heating, automatic and remote-controlled outdoor lighting, an alarm system, an irrigation system, 7 programmable room thermostats, automatic entrance and garage doors, a video intercom system, an underground 5000 liter water cistern with a pump, and fencing surrounding the entire property.

### Accommodation

#### *Ground Floor*

The ground floor has both living and sleeping areas and includes a spacious living-dining room, with a fireplace, that opens on to a large covered terrace; a generously-equipped country kitchen; 3 bedrooms, and 2 bathrooms. Two of the bedrooms enjoy access to the terrace and the garden.

Also on the ground floor is a garage with plenty of storage space, plus an additional large room that houses household appliances, including a washing machine.

### *First Floor*

A staircase leads from the living-dining area up to the first floor, which is home to a large dayroom, a double bedroom and a luxurious bathroom.

Thanks to large windows and glass doors that let in plenty of natural light, all rooms in the house have a bright and airy feel.

*Services:* central heating, mains water and electricity, solar heating system, internet, gas

## Garden & Pool

From the quiet country lane, an automatic gate opens onto the driveway that leads up to the elevated courtyard behind the house, with space to accommodate several vehicles.

On the south side of the house, a terraced garden is planted with evergreen plants and flowering shrubs, giving an attractive appearance in all seasons.

There are terraces on three sides of the house, paved with natural stone: the largest of them is a so-called portico (roofed outdoor area), equipped with a summer kitchen and overlooking the 4 x 8 metre swimming pool.

*Our personal opinion: a well-designed, modern and yet still traditional country house that would make a wonderful holiday home for a large family. Comfortably habitable in all seasons, the layout offers a lot of flexibility - the ground floor bedrooms could easily be used for vacation rentals.*

URL: [https://www.piedmont-properties.com/property\\_567.htm](https://www.piedmont-properties.com/property_567.htm)