



Exclusive country estate in prime UNESCO vineyard location: large luxurious country villa, lavishly renovated, swimming pool with pool house, tennis court, well-kept grounds, outbuilding for a caretaker, large garage

*Monferrato*

Reference: P570

Land: 2.5 Ha

Floor area: 1000 m<sup>2</sup>

Bedrooms: 11

Bathrooms: 12

Views

Pool

Tennis Court

**€ 1 900 000** +3.66% Commission (inc. VAT)



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This exclusive property is located on the outskirts of a tranquil village close to the two wine-producing towns of **Acqui Terme** and **Nizza Monferrato**. Nestled in the rolling hills of the Monferrato region, with its vineyards, fertile fields and Mediterranean forests, the area offers everything that makes Piedmont so unique: historic small towns without crowds of tourists, first-class cuisine, exquisite wines, colorful markets, golf courses, horseback riding, and other sports activities - plus a pleasant semi-Mediterranean climate and year-round cultural offerings.

The large and luxurious country villa with its shady porticos and surrounding park enjoys a wonderful hillside location with unobstructed panoramic views over the Monferrato wine landscape.

The nearest motorway junction can be reached in 20 minutes, the cities of **Turin**, **Milan** and **Genoa** in 60 - 90 minutes, and the two towns of **Asti** and **Alba** in about 30 minutes.

## The Country Villa

Dating from the 19th century, the main building was completely renovated by the current owners around 25 years ago using high-quality materials, and transformed into a dreamlike country villa with a well-thought-out room layout. High-ceilinged, light-filled rooms, generous dimensions, and a luxurious, refined, yet rustic ambience reminiscent of Tuscan country villas give the villa tons of character.

### Accommodation

#### *Ground Floor*

The ground floor is dominated by a very spacious living room with two curved staircases that lead to a gallery on the first floor that encircles the entire room. The gallery features large, light-filled windows, and the height of the room is impressive. The living room has a beautiful open fireplace - two steps lead into an elegant dining room and an adjoining, cozy country-style kitchen with another open fireplace. Adjacent to the kitchen is a separate utility room. Doors from both the dining room and the kitchen lead outside to the covered terrace / portico and the garden.



Also on the ground floor are a reading room, a large bedroom with an en-suite bathroom that includes a Jacuzzi, two further bedrooms that share a shower room, and a separate WC. The corridor to the bedrooms leads to an outside door with access to a covered terrace at the side of the house and the garden.

An internal staircase leads from the ground floor to the basement and cellar, featuring a party room with a billiard table, a wine storage room, and a guest WC.

#### *First Floor*

The gallery on the first floor leads to five bedrooms, three of which have ensuite bathrooms. Bedrooms four and five share a bathroom.

Also on the first floor, in the converted hayloft, there is another attractive living room with an open fireplace and access to bedroom 6, which has a bathroom and a separate dressing room.

*Services:* central heating, mains water, mains electricity, alarm system, air conditioning

### **Grounds & Pool**

An automatic gate leads from the small country road on which the property is located to a large forecourt in front of the buildings. A second gate and driveway lead to the pool area. The villa is surrounded by well-maintained, mainly fenced-in grounds, about 2.5 hectares in total, with many shady mature trees and green lawns - an oasis of peace and relaxation. A highlight is the impressive pool complex with a large pool house and adjacent tennis court.

The tiled pool measures 22 x 10 m and has a depth between 1.30 and 3.50 meters, with a shallow area for children and non-swimmers. The pool is surrounded by a large sun terrace equipped with loungers and parasols. The adjoining pool house features a well-equipped kitchen with a large dining area under a covered terrace, changing rooms, a bathroom, a sauna, and an outdoor shower.

The tennis court is located next to the pool area.



## Outbuildings

Separated from the country villa by evergreen hedges, the outbuilding accommodates the manager and his family. This house has a living room, a dining room, a kitchen with access to a terrace, and a bathroom on the ground floor, plus 3 bedrooms and 2 bathrooms on the first floor.

On the side of the house is a single-story warehouse, built in the year 2000, which can be used for a variety of purposes - for example, as a garage for several vehicles.

*Our personal opinion: an easily accessible, superlative country estate maintained to a very high standard. With its flexible living arrangements, it offers excellent rental potential - and could easily be converted into an exclusive guest house.*

URL: [https://www.piedmont-properties.com/property\\_570.htm](https://www.piedmont-properties.com/property_570.htm)

