



Excellently-renovated antique country house: 5 bedrooms, each with private bathroom, swimming pool, well-kept garden, large plot, secluded location with beautiful views, close to village

*Near Asti*

Reference: P572

Land: 6.5 Ha

Floor area: 460 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 5

Views

Pool

**€ 1 100 000** +3.66% Commission (inc. VAT)



This attractive property enjoys a quiet and secluded location 10 minutes from the provincial capital of **Asti**. The property has an idyllic setting with beautiful views, surrounded by its own grounds - it is at the end of a private driveway, with no immediate neighbours. A nearby village, 5 minutes away, offers basic infrastructure, while the journey time to the international airports of **Milan, Turin** and **Genoa**, as well as the Riviera with its beaches, is approximately 60 to 90 minutes.

## House

The building was extensively renovated and expanded in 2015/2016 and now offers a generous living space of 460 m<sup>2</sup>, with contemporary comforts that intelligently complement the historic structure. Via the creative application of innovative building materials, an old winemaker's farmhouse has been transformed into a chic residence with a definite wow factor. The former agricultural areas, including the stable and hayloft, have been developed and expanded, while the former storage rooms have been transformed and integrated into the living area. Today, large glass surfaces and an open gallery lend the newly-created space a unique charm.

### Accommodation

#### *Ground Floor*

The ground floor features a spacious entrance hall that flows easily into a comfortable reception room. A staircase leads from the entrance area to a gallery on the first floor, where the main living room and bedrooms are also located. The ground floor includes two large double bedrooms, each with an en-suite bathroom, a utility room / summer kitchen with access to the covered terrace, an internally-accessed garage, and a utility room. A staircase leads from the garden to the former wine cellar below the house.

The two bedrooms on the ground floor could be used as guest rooms for B&B guests.

#### *First Floor*

The gallery on the first floor leads to the open-plan living area. The former hayloft has been converted into a large living / dining room with an open



fireplace and a chic kitchen area. The huge, floor-to-ceiling glass windows fill the room with light, and the exposed roof trusses provide an airy, rustic character.

Also on the first floor are the master suite with an en-suite bathroom, a separate dressing area, and access to a balcony, plus two further double bedrooms, each with its own private bathroom. One of the two double bedrooms is currently used as an office / library.

*Services:* Mains water and electricity, central heating, alarm system, air conditioning, indoor and outdoor lighting, garden irrigation system.

### Garden & Grounds

The house is at the center of the large 6.5 hectare property, while the garden and courtyard are fenced with an evergreen hedge. The driveway ends at an automatic gate that leads into a gravel courtyard area to the side of the house with parking for several vehicles.

The garden comprises manicured lawns with shady trees and flowering shrubs. Just a few steps from the shady portico attached to the house, a highlight of the garden is the southwest-facing swimming pool with an adjoining sun terrace.

The grounds beyond the garden, primarily meadows and woodland, are easy to maintain and are suitable for agricultural use - for example, the meadows could be used as pasture for horses.

*Our personal opinion: This stylishly renovated property has very generous dimensions and would make a perfect year-round residence: it could also be used for weekly vacation rentals, or as a small B&B.*

URL: [https://www.piedmont-properties.com/property\\_572.htm](https://www.piedmont-properties.com/property_572.htm)

