



Charming guesthouse with 3 holiday apartments and a separate guest room, spacious private house, well-maintained grounds, swimming pool, with village-edge location

Near Nizza Monferrato

Reference: P579

Land: 3000 m²

Rooms: 21

Floor area: 550 m²

Bedrooms: 8

Bathrooms: 7

€ 590 000 +3.66% Commission (inc. VAT)



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Nestled in the heart of the UNESCO-protected **Monferrato** wine region, on the edge of a picturesque hilltop village with a well-preserved historic center, lies this exceptionally maintained property. The L-shaped complex comprises a faithfully restored 19th-century vinegrower's house and a harmoniously integrated 20th-century wing. The south-facing property enjoys all-day sunshine and offers unparalleled panoramic views across the rolling hills of Monferrato.

This charming hilltop village boasts all the essential infrastructure for daily life. The two vibrant wine towns of **Nizza Monferrato** and **Canelli** – renowned for their excellent **Barbera** and **Moscato** wines and as a UNESCO Core Zone – are just a 15-minute drive away. Both towns offer a comprehensive range of services: supermarkets, weekly markets, delicatessens, a diverse culinary scene from Michelin-starred restaurants to traditional trattorias, primary and secondary schools, banks, and good medical care. The nearest motorway access, the A33 (Asti–Cuneo), is also only 15 minutes away. From there, you can reach **Milan-Malpensa**, **Turin-Caselle**, and **Genoa-Cristoforo Colombo** international airports in 60–90 minutes – providing ideal connections for guests from around the world.

Guesthouse

This century-old, south-facing building was extensively renovated about ten years ago by the current owners, who respected its history and lovingly transformed it into a cozy guesthouse. Today, the house offers approximately 350 m² of living space and is flexible in its use and accommodation. During the renovation, great care was taken to preserve the original building fabric, creating a welcoming house with traditional flair and meticulous attention to detail.

Three completely independent living units, plus a separate guest room with bathroom connected by an internal staircase, allow for diverse lifestyles and offer space for guests, family and friends.

Accommodation

Ground Floor



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From the paved forecourt, the main entrance leads directly into a small anteroom, from which all ground floor rooms are accessible at ground level and without steps

To the right is the cozy one-room apartment: a large living/sleeping room with an open fireplace, a small, well-equipped kitchenette (stove, refrigerator, sink) and a practical shower room – perfect for guests or family members.

To the left of the anteroom is the guest room for 2 people with its own ground-floor bathroom (shower, WC & sink).

Both ground floor apartments are step-free and therefore ideally suited for guests with mobility restrictions.

First Floor

From the anteroom on the ground floor, the original well-preserved stone staircase leads up to the first floor with the two residential units.

On the left is the larger apartment with a spacious living-dining room with kitchenette (gas stove, refrigerator and sink), separate double bedroom, and a bathroom with shower, WC and sink.

The apartment on the right consists of an open-plan living, dining and sleeping area with a small kitchenette, plus a shower room with WC and sink.

Both apartments have large windows facing south and east, overlooking the garden and the rolling vineyard-clad hills of Monferrato – a peaceful, expansive view that lifts your spirits every day; exactly what you could wish for in a Piedmont vacation.

Host's House

Attached at a right angle to the guesthouse is the host's house, which has also been renovated, and is occupied year-round by the owners. Added to the antique house in the 1980s, it now provides comfortable living space for a couple or a family.



Accommodation

Ground Floor

From the front yard, you enter the house through the main entrance and arrive directly in the large open-plan living and dining room – the heart of the home. Here stands a cozy wood-burning stove, providing comforting warmth on cooler evenings, and from here a staircase leads up to the bedrooms on the first floor. A doorway leads to the modern country-style bright and inviting kitchen, with an exit to the courtyard and direct access to the covered west-facing terrace - the owners' favourite spot in the summer. Also on the ground floor: a small guest WC right next to the kitchen and, behind the living room, a very large storage room with access to the adjoining garage and an antique underground wine cellar.

Also on the ground floor, with access from the forecourt and its own large glass door to the covered west-facing terrace, is a practical all-purpose room of approximately 30 m². Currently it is used as a seminar and group room – the space is versatile, and ideal for yoga classes, wine tastings or family celebrations.

First Floor

From the living room a staircase leads to the first floor: here are two large bedrooms, each with a private bathroom, plus another bedroom and bathroom, as well as a small office/workroom and two smaller terraces, one facing south and one facing west.

Also located in the host's house are a utility room and a garage.

Services: Mains water and electricity; central heating

Garden & Grounds

The property is situated on a quiet residential street with little traffic. A large wrought-iron gate opens onto a spacious paved courtyard – easily accommodating several cars. The south-facing garden and courtyard offer a covered outdoor seating area with a large table for guests. The current owners have lovingly landscaped and planted the grounds in a Mediterranean style. The entire property is fenced, and



there is a garage for one vehicle. Along the courtyard side, the house features a long, narrow covered porch/portico, providing convenient protection from sun and rain.

On the south side of the house is the swimming pool (8 × 4 m, with Roman steps) set in a sunny terrace that is equipped with loungers and parasols and an unobstructed view to the west over the distant hills.

Down a slope lies a large, fenced meadow – formerly a vineyard, now a low-maintenance wildflower meadow that is mowed once a year. A row of red-grape vines still stands: every September, the grapes are harvested and pressed into about 60 bottles of organic red wine at a neighbour's winery - your very own "house wine". Scattered throughout are various fruit trees, and near the kitchen the small vegetable garden includes tomatoes, zucchini, and herbs – all organic, all fresh.

Our personal opinion: Anyone dreaming of running a small B&B should visit this well-established guesthouse. Building on a solid foundation of proven success, there's still plenty of scope for new ideas and further development.

URL: https://www.piedmont-properties.com/property_579.htm

