



Charming antique vintner's house surrounded by vineyards, beautifully renovated and ready to move into: well-maintained garden with large swimming pool, magnificent UNESCO-listed location with panoramic views

Near Canelli

Reference: P580

Land: 2000 m²

Floor area: 600 m²

Bedrooms: 3

Bathrooms: 2

Pool

€ 980 000 +3.66% Commission (inc. VAT)

Nestled amidst the rolling hills of **Monferrato**, surrounded by sprawling vineyards and offering unobstructed views of the UNESCO-protected cultural landscape, this charming and well-maintained winemaker's house is located on a prime south-facing slope. The property is situated on a quiet country lane, just a few minutes away by car from a picturesque village that is clustered around an impressive medieval castle. The village boasts excellent infrastructure - including grocery stores, cozy bars and cafés, superb restaurants, a bank, a post office, and a pharmacy.

The renowned wine town of **Canelli**, with its comprehensive range of shops and services, is also just a few minutes away. **Alba** and **Asti** can be reached in approximately 20–25 minutes, and the nearest motorway access (A33) is only 10 minutes away.

The international airports of **Turin**, **Milan-Malpensa**, and **Genoa** are easily accessible within 60 to 90 minutes. The beaches of the Ligurian Riviera and the ski resorts of the Western Alps can also be reached comfortably in about an hour.

The location combines absolute peace and proximity to nature with excellent accessibility – ideal for gourmets, wine lovers and all those who want to experience the authentic Piedmont.

The House

A wrought-iron gate opens from the quiet lane into the well-tended garden and leads directly to the long, characterful main building. This over 100-year-old vintner's house was built predominantly from original handmade bricks in the typical Piedmontese style, and exudes the authentic charm of a bygone era. In 2012 the current owner completely and tastefully restored the property, with great respect for the historical architectural elements, transforming it into an elegant, modern country house that combines the highest level of living comfort with authentic flair.

The comprehensive renovation included: re-roofing with original old tiles, installing a modern gas central heating system, carefully uncovering and preserving the magnificent original tiled ceilings, installing new wooden and ceramic tile floors, renovating the exposed ceiling beams, replacing all windows and glass doors, installing new bathrooms, and renewing the electrical installation as well as the plumbing.

Today the house has 3 spacious bedrooms, 2 modern bathrooms, a large cozy country-style kitchen with dining area, two brightly-lit living rooms with a fireplace, a beautiful cantina wine cellar, and a practical workshop and utility room.



Accommodation*Ground Floor*

From the well-tended garden and the spacious covered portico to the side of the house, you enter directly into the heart of the property – the roomy country-style custom-built kitchen. Modern, yet authentically designed in typical Piedmontese style, it forms the heart and functional centerpiece of the entire home - it features a large island with a gas hob, oven, and dishwasher, as well as ample storage and workspace. The impressive, original brick-vaulted ceiling has been carefully exposed, lending the room an unparalleled atmosphere of warmth and history. Adjacent to the kitchen is a bright dining room with an open fireplace – ideal for convivial meals with friends and family.

The main entrance is located in the center of the facade. From the entrance hall, a door on the left leads directly into the dining area and kitchen, while on the right it opens into a particularly light-filled living room with an open fireplace.

The spacious covered portico next to the kitchen offers a beautiful panoramic view over the well-maintained garden and swimming pool. It is the ideal place to relax, dine, and enjoy outdoor living – it serves as a second living room during the warmer months.

Also on the ground floor are a modern guest shower room and separate access to the traditional wine cellar. The vaulted wine cellar is divided into two areas: the front room offers ideal, year-round constant temperature and humidity conditions for storing fine Piedmontese wines. The rear, spacious vaulted area is furnished with a solid wood dining table and chairs - perfect for convivial wine tastings, festive dinners, or celebrations in an authentic, atmospheric setting.

A staircase leads from the entrance hall to the upper floor. The ground floor thus presents itself as a perfect symbiosis of generous openness, authentic character and well-thought-out living comfort – a place where you immediately feel at home.

First Floor

The upper floor houses the former hayloft, which has been sensitively transformed into an exclusive master suite. It comprises a spacious bedroom



with an adjoining dressing room, as well as a separate sauna. The former hayloft has been divided into two areas; directly adjacent to the bedroom is a generously sized, currently unused room, ideally suited for the addition of a fully en-suite bathroom.

In addition, the upper floor features two further bright and spacious bedrooms, as well as a comfortable bathroom with a freestanding bathtub. A highlight is the expansive covered veranda, located on the north and east sides, offering unparalleled panoramic views across the rolling vineyards of Monferrato – the perfect spot for a morning coffee.

Services: Mains water and electricity, central heating, partial air conditioning

Grounds

The south-facing garden is completely enclosed by a tall evergreen hedge that ensures absolute privacy. It features a well-maintained, spacious lawn bordered by several mature shady trees, flowering shrubs and Mediterranean plants. The highlight is the slightly-elevated swimming pool, surrounded by a large natural stone-paved sun terrace – a perfect spot for relaxing under the Piedmontese sun.

On the north side of the property, facing the lane, are three separate garages with electric doors and ample paved parking for several vehicles. Further back, there is another small lawn area and a practical covered portico that spans the entire length of the rear of the house, with an adjoining enclosed storage room. The entire rear area is fenced and invisible from the public road. The approximately 2,000 m² property combines pure relaxation and maximum functionality within a harmonious, Mediterranean-style landscape.

Our personal opinion: A highly attractive country estate in a stunning panoramic location offering complete privacy, yet only minutes from a charming village. The over 100-year-old house has been fully and tastefully renovated – it requires no further work. In addition, it offers excellent potential as a lucrative weekly vacation rental property.

URL: https://www.piedmont-properties.com/property_580.htm



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