



Excellently-renovated antique country house in a village edge location, with 7 bedrooms, 7 bathrooms, annex, garden and swimming pool, suitable for a B&B

Near Nizza Monferrato

Reference: P585

Land: 4000 m²

Floor area: 600 m²

Bedrooms: 7

Bathrooms: 7

Pool

€ 790 000 +3.66% Commission (inc. VAT)



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Nestled among rolling hills on a quiet cul-de-sac, this spacious property is situated on the edge of a charming rural village. It offers unobstructed views to the south and west across picturesque meadows and fields, while the village to the north provides convenient proximity. This location combines the tranquillity of country living with the convenience of being on the village edge. All essential amenities, including several shops, a restaurant, a bar and a bank, are within easy walking distance.

The idyllic surroundings invite you to enjoy a variety of leisure activities such as hiking, cycling, and horseback riding. The nearby towns of **Nizza Monferrato** and **Alessandria**, reachable in approximately 10 and 15 minutes by car respectively, offer a wide range of shopping and cultural amenities.

The international connections are excellent: the airports of **Milan**, **Turin** and **Genoa**, as well as the beaches of the Ligurian Riviera and the ski resorts of the Western Alps, can be reached in approximately 60 to 90 minutes. This property thus combines rural idyll with optimal accessibility and a wide range of leisure activities.

The Country Villa

Extensively and meticulously renovated and extended by the current owner, this country house offers spacious living areas on three levels. Equipped with modern central heating and double-glazed windows, it is habitable year-round. Particular emphasis has been placed on preserving its historical character: the characteristic Piedmontese vaulted ceilings have been carefully restored, lending the house a unique atmosphere and timeless charm. Originally dating from the late 19th century, the building boasts high ceilings typical of the period, creating a spacious feel.

Thanks to its optimal southwest orientation, all windows and doors face south and west. This ensures light-filled rooms and offers impressive views of the unspoiled landscape.

Accommodation

Ground Floor

A generous gate on the side of the house leads onto the property and into the lovingly designed garden on the south side, where the main entrance is located.

The heart of the ground floor is the inviting dine-in kitchen, with a large dining table seating up to eight people and ample space for convivial

gatherings. Expansive glass doors connect the kitchen to the terrace, garden, and swimming pool, creating a seamless transition between indoors and outdoors. The open-plan design leads from the kitchen into a cozy living area with a fireplace and comfortable seating. Also located on the ground floor is another elegant living room with an open fireplace, providing a warm and welcoming atmosphere. A practical guest bathroom and access to a historic wine cellar, which further enhances the charm of the house, complete the ground floor.

First Floor

An elegant staircase connects the ground floor to the first floor, which offers two spacious bedrooms, each with its own modern bathroom. One of the bedrooms features a roomy anteroom with an additional sleeping option. A glass door leads from the bedroom to a generous south-facing balcony furnished with comfortable seating, providing an inviting atmosphere for relaxation while enjoying views of the picturesque landscape.

Second floor

The staircase leads from the first floor to the generously finished attic. The layout is exactly the same as on the first floor: here too there are two spacious bedrooms, each with its own modern bathroom. One of the bedrooms also has a spacious anteroom that can be used in a variety of ways, as well as a south-facing furnished balcony with comfortable seating.

Services: Mains water and electricity, central heating, alarm system

The Garden & Pool

To the south side of the house the private, completely secluded garden is enclosed partly by a wall and partly by a fence. This low-maintenance garden comprises a small lawn framed by flowering bushes and shrubs, creating a picturesque atmosphere. A particular highlight is the oval swimming pool, which is enclosed with a child safety fence.

Just a few meters from the pool, and easily accessible from the kitchen-living room, there is a spacious portico. This covered outdoor seating area offers a shady retreat on hot summer days, ideal for al fresco dining on balmy summer evenings.



Adjacent to the garden and pool is a lower-lying, fenced plot of land, currently an uncultivated meadow. This plot was recently acquired and offers great potential for creating a vegetable garden, or for planting fruit trees; it could be connected to the main garden by a staircase.

The Annex

Attached to the rear of the villa is the recently acquired annex. This annex has its own entrance and a west-facing, fenced plot with a separate entrance gate. Extensively renovated in 2022/2023, the building presents itself in modern condition with historic charm. The ground floor comprises an inviting living area with restored antique vaulted ceilings, an open-plan, modern-equipped kitchen, and a bathroom with shower and WC. An elegant, modern staircase leads to the first floor, where there are two spacious bedrooms, a smaller bedroom, and another modern bathroom with shower and WC.

The land belonging to the annex is currently a meadow, and offers great potential for creating a custom garden. Attached at right angles to the outbuilding is a former garage/workshop, offering additional potential uses.

Further Outbuildings & Courtyard

The property is located at the end of a quiet cul-de-sac and features a spacious courtyard with parking for three to four vehicles. The courtyard can be closed off with a gate. On the north side of the courtyard are two smaller buildings belonging to the property and included in the sale. These buildings, measuring 88 m² and 73 m² respectively, are in need of renovation and offer a variety of uses, such as guest houses, studios, etc.

Our personal opinion: The property offers exceptional flexibility in its use. The villa is ideal as a holiday home, which can also be rented out to guests on a weekly basis, while also offering potential for running a bed and breakfast. The recently renovated annex further expands the possibilities: it can be used for holiday rentals, or as private living space. The diverse options make this property an ideal investment for a variety of scenarios.

URL: https://www.piedmont-properties.com/property_585.htm

