



Charming, stylishly renovated country house in an idyllic UNESCO wine region – 2/3 bedrooms, 3 bathrooms, low-maintenance garden with plunge pool

Near Canelli

Reference: P587

Land: 500 m²

Floor area: 230 m²

Bedrooms: 2/3

Bathrooms: 3

€ 475 000 +3.66% Commission (inc. VAT)



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Nestled at the foot of a historic hilltop village, in the heart of the UNESCO-protected vineyard landscape of **Monferrato**, this exceptionally well-maintained and recently renovated country house enjoys an enviable elevated position with panoramic views across the gently rolling hills and a sunny south-west orientation.

The nearby village offers excellent local amenities, including shops, restaurants, cafés, a bank, post office and pharmacy. The vibrant wine town of **Canelli** is conveniently reached in just a 10-minute drive.

The property is situated on a quiet country lane leading into the village. A private gated driveway crosses the grounds and provides access to both the parking area and the house.

House

This L-shaped farmhouse is a solid brick building dating from the early 20th century. Originally constructed as a winemaker's residence, it underwent an extensive renovation and sympathetic extension in 2023. Modern building services have been seamlessly integrated while preserving the property's historic character. Today, the house features central heating, three bathrooms, air conditioning and a modern solar energy system, providing excellent comfort and energy efficiency.

During the renovation, particular care was taken to preserve the original architectural features and historic fabric of the building. Among the highlights are the beautiful traditional brick vaulted ceilings, which create a warm, authentic atmosphere and enhance the home's original charm.

Accommodation

Ground Floor

The house can be entered from both the forecourt and the terrace. The ground floor comprises an intimate sitting room with a glazed open fireplace, a cosy country-style kitchen with its own fireplace, and an adjoining separate dining room. Leading off the kitchen is a practical utility room equipped with a washing machine, tumble dryer and additional household appliances.

First Floor



Also on this floor is a spacious bedroom with a modern shower room. Owing to its generous size and convenient location, this room could equally serve as a day room or an additional living area. All ground-floor rooms have doors opening directly onto the garden.

Services: Mains water, mains electricity, air conditioning, alarm system, solar energy system.

Grounds

The garden is compact, attractively landscaped and exceptionally easy to maintain. The paved courtyard immediately in front of the house, with direct and convenient access from the kitchen, provides an outdoor dining area with table and chairs—an ideal setting for enjoying meals al fresco throughout the summer. Adjacent to the dining area is a small plunge pool, perfect for cooling off on warm days.

The remainder of the grounds consists of lawn with several mature trees, offering ample space for, for example, a vegetable garden. The entire property is fully enclosed, making it ideal for both children and pets.

Our personal opinion: This charming country house is an ideal holiday home from which to enjoy everything the Monferrato region has to offer. At the same time, it offers excellent rental potential and is particularly well suited to weekly holiday lettings.

URL: https://www.piedmont-properties.com/property_587.htm

