



Charming, high-quality renovated village house in a fantastic panoramic location with a sunny courtyard and great expansion potential

Near Nizza Monferrato

Reference: P595

Land: 320 m²

Floor area: 254 m²

Bedrooms: 3

Bathrooms: 2

€ 490 000 +3.66% Commission (inc. VAT)



Piedmont Properties offers a fine selection of properties in Italy's premier wine region

+39 0141 856 751



+39 320 796 5992

email: info@piedmont-properties.com

This exceptional property is situated in the historic centre of a picturesque medieval hilltop village, in the heart of the UNESCO World Heritage wine landscape of **Langhe-Roero** and **Monferrato**. The location is considered one of the most desirable in southern Piedmont and is close to the renowned wine town of **Nizza Monferrato** and the spa town of **Acqui Terme**.

The village combines historic charm with an excellent quality of life. Shops for everyday necessities, cafés, restaurants, a pharmacy, bank and other services are all within easy walking distance. This means that everyday life can be enjoyed without a car — a particular advantage that is not easy to find in the hills of Monferrato.

The nearest town, Nizza Monferrato, is only ten kilometres away and offers an excellent selection of restaurants, wine bars, weekly markets, boutiques, cultural events, as well as all important medical and public services.

The surrounding countryside is characterised by gently rolling hills covered with vineyards, historic villages and an exceptional quality of life. It is one of Italy's most beautiful and prestigious wine-growing regions, combining nature, culture, gastronomy and internationally acclaimed wines.

The Village Property

The property is situated in a small, little-trafficked lane and enjoys a privileged south-facing position with impressive panoramic views across the gentle hills of Monferrato.

It consists of two interconnected historic houses which form an L-shape around a sheltered, private courtyard. A large wooden gate leads from the side lane into this idyllic courtyard; there is convenient parking immediately in front of it. The lovingly designed courtyard has been harmoniously incorporated into the living area and forms an exceptional outdoor living room — an atmospheric place to relax, dine and enjoy the magnificent views.



Main House

The main building was extensively renovated to a high standard a few years ago, with great attention to detail. The renovation focused on respecting the historic fabric of the building, which was carefully restored and complemented sensitively with modern elements. Particular attention was paid to high ecological building quality and the use of natural materials. The result is a harmonious combination of authentic historic charm and contemporary living comfort. Today the property presents itself as a comfortable home offering plenty of space for family and friends.

Accommodation

Ground Floor

From the idyllic courtyard, the entrance door leads into a hallway with the staircase connecting the three residential floors. To the left is a charming country kitchen, fully equipped and with a cosy atmosphere. From the kitchen there is direct access to the technical/utility room. Opposite the kitchen is the spacious living and dining area. The centrepiece of the room is a glazed fireplace, which not only creates a particularly cosy atmosphere during the winter months but also heats the upper floors.

First Floor

The first floor contains the spacious master bedroom, with access to a long, south-facing balcony. From here there are magnificent panoramic views over the vineyards and gently rolling hills of Monferrato.

This floor also contains two spacious bathrooms and a generous dressing room / wardrobe room.

Second Floor

The staircase continues to the second floor, which contains two bright and spacious bedrooms. These are not attic or mansard rooms, but full-size rooms with full ceiling height, providing a particularly pleasant living environment.

Services

The property combines the charm of a historic building with modern building technology and remarkably high energy efficiency.



Features include:

- Water and electricity connections
- Internet connection
- Hypocaust wall heating on all three residential floors, heated by the wood-burning fireplace on the ground floor
- Central heating already prepared and capable of being installed if required
- High-quality internal and external insulation
- Energy efficiency class B
- Solar thermal system for hot-water production
- 450-litre hot-water storage tank
- Rainwater cistern with a capacity of approximately 20,000 litres
- High-quality, ecologically selected building materials used during the comprehensive renovation

Outbuilding

A second historic building adjoins the main house at a right angle, and offers considerable development potential. The basic renovation work has already been carried out, allowing the new owners to complete the conversion according to their individual requirements. Possible uses include creating an independent residential unit — ideal for guests, holiday rental or an atelier/studio — or expanding the existing living accommodation. The existing structure offers numerous possibilities.

On the ground floor there are three spacious rooms, including the former stable, which is currently used for storing firewood. A private internal staircase leads to the upper floor, which also contains three rooms. Particularly noteworthy is the former hayloft — an impressive, spacious room with exceptional character and numerous possibilities for conversion. It could be used as an atelier/studio, guest accommodation, wellness area or another independent residential unit.

A particular jewel of the property is the historic wine cellar. It consists of two underground vaulted rooms and, because of its position below ground level, it enjoys naturally stable temperatures throughout the year. It is therefore not only ideally suited to storing fine wines, but its authentic character also creates an exceptional setting for wine tastings or convivial evenings.



Outdoor Area

The large, south-facing courtyard can be used throughout the year and offers several seating areas as well as an outdoor shower. There is sufficient space in the courtyard to park a car if required, and there is also parking available in front of the gate. The spacious south-facing courtyard is the heart of the property and harmoniously extends the living area outdoors. Thanks to its sheltered position and excellent orientation, it can be enjoyed for almost the entire year. Several inviting seating areas and an outdoor shower provide an ideal setting for relaxing outdoors, always accompanied by magnificent views over the surrounding hills.

Our personal opinion: This property is ideal for anyone wishing to combine the charm of a historic village house with contemporary living comfort. The high-quality renovation, wonderful views and sunny courtyard give the property a very special atmosphere. An exceptional home for anyone wishing to enjoy authentic Piedmont — low-maintenance, stylish and full of character.

URL: https://www.piedmont-properties.com/property_595.htm

