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**Luxury Country House for sale in Piemonte- Near Canelli, Nizza Monferrato, Asti & Alba**  
**Reference: 8022 - Price: €630,000.**

Property categories : [Business potential](#) : [Farmhouse and country house](#) : [Ready to move into](#)



One of our most beautiful properties. Immersed in the heart of vineyards yet minutes from a charming village. The property offers spacious accommodation with a charming mix of traditional and more modern architecture.

**Area:** Asti: Monferrato

**Building type:** Detached Country House

**Land size:** 2500 sqm

**Floors:** 2

**Bedrooms:** 3

**Bathrooms:** 2

**Parking:** Covered parking area

**Services:** All services connected, underfloor heating system

**Condition:** Finished to a high standard

## Location

This property is situated minutes from charming village facilities, in a south facing elevated position with spectacular views across the Belbo wine valley. The property is approached by a good gravel road. There are no immediate neighbours.

## Property Description

This old traditional country property has been lovingly restored over the years and currently provides a spacious luxury family home and independent studio.

The original character of the house has been preserved with original features maintained including vaulted ceilings, wood beamed ceilings, original staircase and wine cantina.

## **Main House**

*Ground floor* - Very spacious living and dining room with feature fireplace perfect for early spring and late autumn when full central heating is not necessary. Other features of this room include a vaulted ceiling and French doors accessing the landscaped courtyard and garden areas.

High quality 'Scavolini' kitchen including dishwasher, energy efficient fridge freezer and island with bar stalls. Features of this room include exposed brick vaulted ceiling and original chimney currently used as a BBQ. French doors from this room open out to the patio/courtyard area.

*Computer room /office* - a small room accessed from the living area perfect to use as a small study.

Ground floor utility room and bathroom and a choice of two staircases leading to the first floor.

Staircase one - the original stone staircase which is situated between the living area and kitchen and staircase two - a contemporary spiral staircase situated close to the entrance hall.

## *First floor*

*Master bedroom* - A wonderful large room with high exposed wooden beamed ceilings, large panoramic French windows which open onto a private balcony and overlooks the courtyard, gardens and vineyard views.

*Main bathroom* - a spacious room, with shower and jacuzzi bath.

*Bedroom 2* - a spacious double sized bedroom, overlooking the gardens and vineyards.

*Bedroom 3* - a spacious double sized bedroom overlooking the vineyards and nearby village.

All bedrooms benefit from built in wardrobes.

*Bathroom 2* - spacious bathroom with shower.

All the rooms are large, bright and sunny - the property has been restored with good quality materials, is in good condition and provides a perfect combination of traditional country house and contemporary style.

## **Independent Studio**

This large studio is in the grounds of the main house. Its structure is particularly attractive in original exposed old style brick typical to the local area. The studio is insulated, has a high exposed beamed ceiling, large panoramic windows and can be heated with a wood burning stove. The studio offers many possibilities - independent guest accommodation, workshop, etc....

## **Courtyard area and Gardens**

The property is in an elevated position with views of the surrounding vineyards. The courtyard and garden area is immaculate. Lovingly landscaped, with outside lighting and many mature plants and trees including fruit trees and olive trees.

There is an outside shower and perfect area of land to develop a swimming pool if required.

### **Wine cantina**

Located below the independent studio, featuring arches and exposed brick. A perfect place to store the prestigious wines of the area...

## Property photos



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