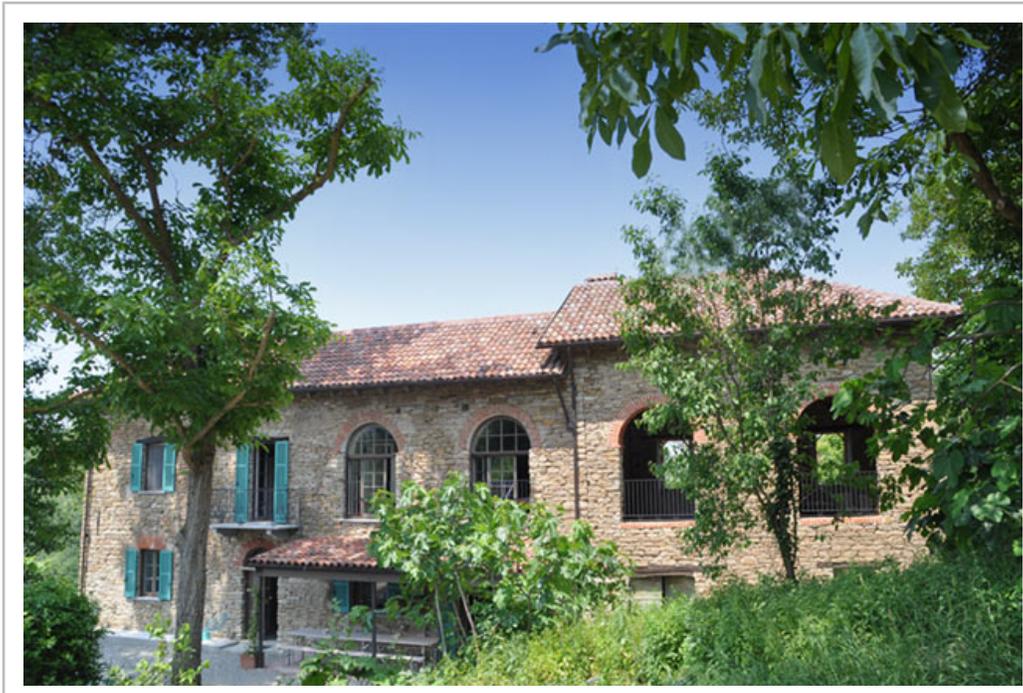


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Restored Luxury Stone Country House in Piemonte- Monferrato Hills , near Acqui Terme , Alba and Asti

Reference: 8044 - Price: €1,550,000.

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



The most delightful character stone home close to the famous spa town of Acqui Terme. Perfectly restored to create a wonderful ambience of luxury, charm and relaxation. Perfect permanent home, vacation home or small business. Great potential for luxury vacation rental

Area: Alessandria **Bathrooms:** 5

Building type: Detached **Parking:** Yes

Land size: 34000 sqm **Services:** All services connected-underfloor central heating

Bedrooms: 4 **Condition:** Perfect

Location

In the heart of the Monferrato hills close to the famous spa town of Acqui Terme. The property is approached by a small country road and enjoys a private and tranquil position. It is not isolated and there are neighbours in the distance.

Nearby towns and villages boast medieval buildings, baroque towers and small cobbled streets all surrounded by spectacular scenery overlooking the Piemontese landscapes. Just a short drive to the other important towns of Alba, Barolo, Canelli, Nizza Monferrato. The Italian Riviera, Italian Alps and Italian Lakes are all close by.

Property Description

This old impressive stone farmhouse dates back to 1850 ...

It has been carefully and lovingly restored to the highest standards with a charming combination of character and contemporary style.

The owners of this property are professional architects and the attention to detail and quality of this home must be seen to be fully appreciated.

Great consideration has been given to create an energy efficient property benefiting from latest innovation in an ancient character home.

The property offers spacious welcoming accommodation over three floors.

The restoration process has paid particular attention to preserve the many original features and has used only the highest quality local materials.

Some of the original features throughout the property include:

Brick vaulted ceilings, exposed stone walls, original fireplaces and wood beamed ceilings.

The property currently provides very beautiful and very luminous accommodation throughout.

Ground Floor

Entrance hall featuring a stunning mosaic floor

Living area - Features exposed stone walls and a feature fireplace, this room leads to a further *living room/library* with panoramic large windows overlooking the gardens and beautiful view.

Kitchen area

Wonderful spacious open plan kitchen / dining area with immediate access via French doors to the court yard and covered terrace area perfect for alfresco dining.

The kitchen/dining area also has access to the ground floor of the barn which is a large interesting space to create

further living area, designed as one requires

Utility room and boiler room

Bathroom with shower

Bedroom 1

Storage room

Stairs lead to the first floor

First Floor

Master Bedroom suite - A delightful spacious room with high wooden beamed ceiling, ample space for a relaxation / sitting zone. This room enjoys beautiful views to the front and side of the house.

Ensuite Luxury bathroom A stunning room.... Spacious - all glass overlooking the panoramic views and featuring an elegant freestanding roll top bath.

Bedroom 3 - spacious double bedroom with *ensuite bathroom* with shower.

Bedroom 4 - spacious double bedroom with *ensuite bathroom* with shower.

This room has access to the first floor hayloft / barn area - stunning space could be a delightful outside lounge area to simply create additional living space as required.

Bathroom -with shower

From the first floor there is a staircase that leads to two rooms in the loft space a great zone for kids or an office/study area

Courtyard area and Grounds

The estate totals 34,000m² of grounds with a variety of mature plants, shrubs and trees.

The property enjoys many terraced areas perfect to enjoy or hide from the sun depending on the season.

A pathway from the courtyard leads to the private and panoramic pool area.

Swimming Pool

Large 6 x 12 heated swimming pool in a sunny panoramic location. Its measurement perfect for serious swimming. The pool has a terraced area for relaxing in the sunshine which extends to gardens and then the vast area of nature that surrounds the house.

The attention to detail follows through to the outside areas with carefully designed landscaped areas old stone walls amidst nature .

The grounds are well maintained and the owners have created a wonderful ambience of luxury, charm and relaxation.

Stone Barn

Within the grounds there is a further stone portico used as an outside living and dining area perfect to provide some protection from the warm Italian sunshine. This property provides a further interesting opportunity to develop into even more habitable space if required.

Car Port

Keeps the cars cool in the summer months ! Solar panels and fotovoltaic panels are on the roof of this structure.

Already a spacious, stunning property, great potential to create further living space ,suitable as a permanent home, vacation home , small business and very interesting for luxury vacation rental..

Property photos



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