

PiedmontProperty.com - Telephone: 0039 0173 529277 or 0039 3337464121 - client.info@piedmontproperty.com

Italian farmhouse for sale in Italy Piemonte- Monferrato Hills

Reference: 8079 - Price: €660,000.

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



This beautiful property is restored to the highest standards and full of local Piemontese character. It's suitable for many uses (currently used as a successful Bed and Breakfast), a Luxury Home for one or more families or interesting for weekly vacation rental as the local area has a shortage of large properties for friends and families to rent for weekly vacations together.

Viewing highly recommended

Area: Asti

Building type:

Detached

Land size: 1335 sqm

Bedrooms: 6

Bathrooms: 5

Parking: Yes

Services: All services connected and central heating

Condition: Perfectly restored

Location

Beautifully restored farmhouse in a stunning position enjoying views of the surrounding countryside and Alps. Situated in a private tranquil position yet just a few minutes to village facilities and nearby restaurants!

The larger towns of Asti and Alba and Turin are just a short drive away.

Property Description

Approached by a private gated entrance this old brick farmhouse has been carefully and lovingly restored to the highest standards.

Oozing with character the property provides spacious and versatile accommodation over two floors.

There are 4 stepped levels to this property, not including an enormous loft space, split level ground floor area used as the main living space plus an additional private accessed self-contained apartment and central kitchen area. Main entrance to the property leads up to what is currently the bed and breakfast floor with three double rooms and three bathrooms en-suite with an additional room which could be used as a breakfast room. The following floor consists of master bedroom, family bathroom and balcony.

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

Some of the original features throughout the property include:

Brick vaulted ceilings, exposed brickwork and arches.

The property currently provides very beautiful and luminous accommodation throughout.

Ground Floor

Spacious entrance area

Wonderful spacious open plan kitchen and dining room.

Kitchen /Dining area A mix of modern and traditional rustic country style kitchen with a unique central island perfect for dining and entertaining whilst cooking. Easy access to the courtyard and garden areas for Italian alfresco dining. The kitchen was ergonomically designed by a chef for easy use and cooking, it has integral white goods, fridge, freezer and dishwasher. It is tastefully built with traditional brick and oak with the surfaces and table made of Piedmontese Lusern stone, a great first impression for anyone who enters for the first time.

Lower Ground floor

A few steps down from the kitchen is a beautiful characteristic living room, originally the wine cellar, this room is open plan to the kitchen but at a slightly lower level, (a little difficult to explain but creates a really special ambience). The centrepiece of the room is its large beautiful brick open fireplace and sizeable rustic wooden mantel which gives a warm and welcoming feeling. It is a beautiful example of a traditional Piedmontese room with exposed brick walls and brick vaulted ceilings. The room currently has a seating area near the fire and a dining area to the back which when dining gives a sense of eating in a castle. Additionally, as it was the old cellar it remains cool in summer and warm in winter.

Internal access to an independent apartment

Ground Floor Independent Apartment

Accessed independently with internal access into the main house if required via the atrium.

Spacious Living / Kitchen / Dining area, Bedroom and Bathroom with shower

This apartment enjoys a private terrace area with far reaching countryside and mountain views.

It comprises of a large open plan living area designed for cooking, dining and relaxing in the evenings with beautiful large patio doors and far-reaching views over the garden, valley and the mountains beyond.

The apartment has a large en-suite bedroom, also with patio doors which lead onto the front garden and the terrace. The en-suite bathroom is equipped with a large double shower, sink, toilet and bidet. Plumbing for washing machine and dryer. Very comfortable for a couple to live or ideal as a rental for additional income.

Stairs lead to the first floor- Currently used as the bed and breakfast area and is closed off from the main house by a door and corridor.

First Floor

There are 3 double bedrooms all with private bathrooms and a room which could be used as an additional 4th bedroom or a sitting/dining/breakfast area for guests.

1 Family Bedroom - A delightful spacious room, space for relaxation, this room enjoys beautiful views over the valley and towards the Alps.

Luxury bathroom Well-appointed room with shower, toilet and bidet.

Bedroom 2 Twin or triple room - Charming room, originally in the hayloft, overlooking the garden and the countryside beyond. This room is light and airy with ample space for three people to sleep.

This room also has a spacious en-suite bathroom with shower.

Bedroom 3 Double room -Charming room with window to the side of the property. It has vaulted ceilings and has traditional salami hooks on the ceiling where the previous owners used to hang and dry their salami. This room has an en-suite bathroom with shower.

Bedroom 4 - Charming room, spacious with beautiful views over the valley and the Alps, it could be used as a 4th bedroom or as a dining/sitting or breakfast room for bed and breakfast guests.

From the bed and breakfast are stairs leading to the second floor and to the small balcony, large master bedroom and bathroom

Second Floor - Currently used as a master bedroom. This room is very spacious with 3 windows giving the room a very light and airy feel. It has traditional vaulted ceilings with hooks which were used to stoke meat with the original fireplace. There is a large bathroom opposite with a double shower, toilet and plumbing for a washing machine.

Access to original balcony overlooking the gardens to the front of the property.

Third Floor

Stairs lead to the third floor and loft area.

Two rooms in the loft area are perfect for storage or a kids playroom, music room, office etc. Access to the main loft area which has potential for further development.

Courtyard area and Gardens

The property totals approximately 1335 m² of garden with a variety of mature plants, shrubs and trees including: giant hibiscus, jasmine, bamboo hedging, cypress and pine trees, beautiful purple magnolia and an impressive mature wisteria stretching across the entire length of the property. There is a separate orchard which has mature fruit trees, apples, plum, pears, cherry and persimmon. There is a raised area which is used as a vegetable plot. Additionally to the main building there is a rustico/garage with a roofed area above for storing wood or for sitting in the shade with beautiful views over the valley.

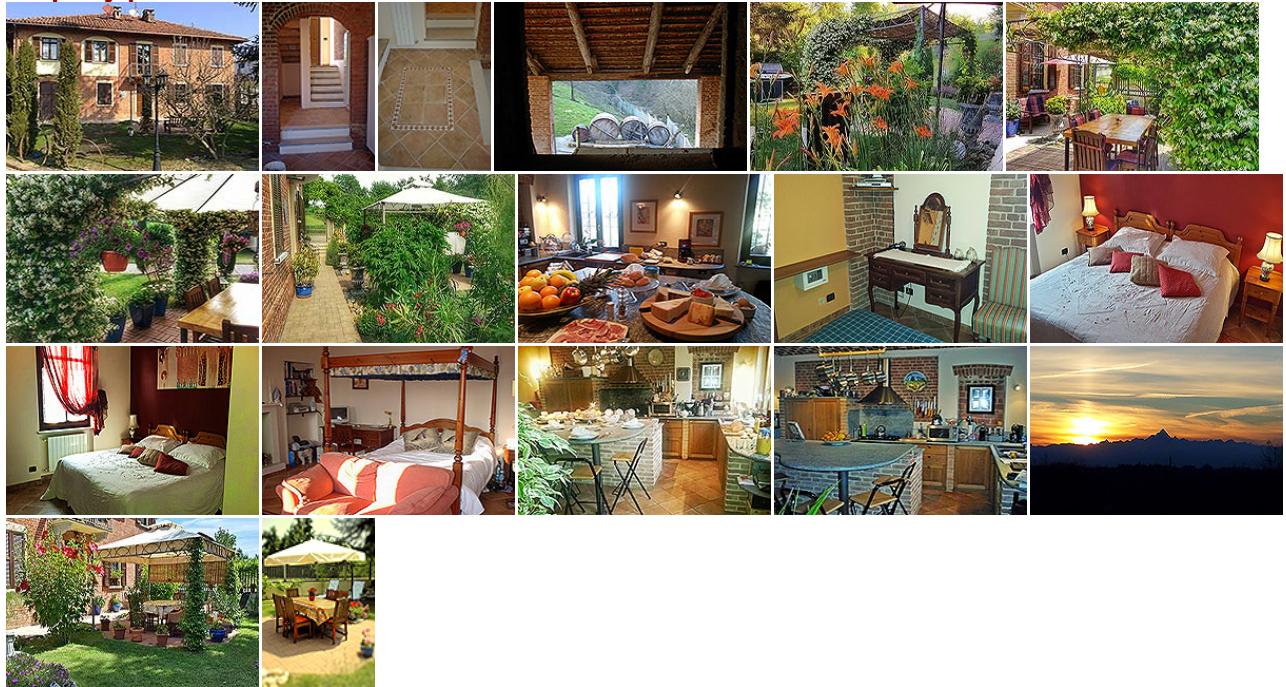
The property enjoys many terraced areas perfect to enjoy or hide from the sun depending on the season.

There's ample space to create a swimming pool area if desired.

The attention to detail of this property follows through to the outside areas which are truly charming and meticulously maintained.

The current owners have created a wonderful ambience of charm and relaxation.

Property photos



PiedmontProperty.com - client.info@piedmontproperty.com - Tel: 0039 0173 529277 / 0039 3337464121