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Country Estate for sale in Piemonte- Near Alba, Asti, Nizza Monferrato & Acqui Terme
Reference: 8189 - Price: €590,000.

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



Spacious character property in the most beautiful location, it's size makes the accommodation really very flexible, interesting as a home for more than one family or as a bespoke business activity.

The potential of this property and its location really must be seen to be appreciated.

Early Viewing Recommended

Area: Asti

Building type:

Detached

Property size: 460 sqm

Land size: 32000 sqm

Bedrooms: 6

Bathrooms: 4

Parking: Yes and Garage

Services: All services connected, central heating and photovoltaic panels.

Condition: Ready to move into

Location

This restored farmhouse property is situated in the most panoramic position with the most stunning views of the surrounding countryside and mountains. The house is in a private tranquil position, on a small county lane with no immediate neighbours and a private gated entrance.

Property Description

This charming country farmhouse has been restored and provides very spacious accommodation suitable to use as a business or private family home for one or more family.

Set within its own extensive grounds there is a large swimming pool, vegetable garden, meadowland, fruit orchard and Olive Grove.

The setting of this property is particularly tranquil with the most beautiful uninterrupted views of the countryside, vineyards and mountains.

The estate provides very flexible accommodation which means it could be suitable for a number of different business ventures, it could also be interesting for a number of families to invest together and simply divide into individual areas, thus for a small investment you have a wonderful home and swimming pool in the heart of the Monferrato vineyards .

The restoration of the house has been completed with care respecting the original character of the property and features include - exposed brick walls, exposed bricks, exposed beams, and some cotto floors.

The property has a sophisticated central heating system that operates with wood pellets and the latest technology photovoltaic solar panels generating electricity which is sold to the Italian Electricity company. Considerable investment has been made into these systems providing a energy efficient property with minimal running costs .

Well appointed kitchen with brick exposed vaulted ceiling

Spacious Living room /dining room with feature fireplace.

Utility room.

Bathroom with shower

Pantry

Wonderful outside covered portico area facing the newly planted olive grove, perfect for alfresco dining or just relaxing in the hot Italian sunshine.

Staircase leads to the first floor

Very large room of 70sqm with many possibilities. This room boasts high exposed wooden beams and enjoys the most stunning views over the vineyards, countryside and mountains.

This room has immediate access to a large panoramic terrace area of 100 sqm perfect to enjoy the Italian alfresco lifestyle.

4 bedrooms (2 ensuite each with private bathroom)

Stairs to second floor

2 bedrooms (one is 50sqm in size)

1 bathroom

Grounds

Within the grounds of the property you find a vegetable garden, meadowland land, woodland and a recently planted olive grove with 42 olive trees

The land immediately surrounds the property and could be interesting for further agricultural use , maybe a vineyard, lavender fields, more olive trees etc

The fruit orchard has around 35 trees including peach, cherry pear and apples.

There are many areas to hide from or bask in the sunshine depending on the season .

Swimming Pool

Large 12 x 6 swimming pool a perfect size for serious swimming , the pool has an attractive infinity effect where the water is at the same level as the surface and overflows on each side.

Cantina - large interesting room with exposed brick vaulted ceiling

Spacious Garage Storage area .

The size of this house and estate make it really a very interesting investment opportunity for private use or a small bespoke business activity

Possibilities could include - Business conference/team building centre. An agriturismo, Themed holiday rental maybe Italian cookery classes or Yoga/Pilates or Language courses, maybe a bed and breakfast, vacation apartments to rent...

Also very interesting investment for a group of friends each making a small investment to have their own vacation home within their own private estate with swimming pool.

The location of this property must be seen to be appreciated.....

