



**Elegant mansion in an exquisite location with sensational views: fully renovated and furnished, well-kept garden with mature olive and palm trees, 12 x 6 m swimming pool, guest apartment**

*Near Asti*

Floor Area: ~500 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Reference: P343

Price: **€ 970 000** +3.66% Commission (inc. VAT)

## Location

This elegant property is located in a prominent position with magnificent views over the surrounding hills: at 490 meters above sea level, the particularly mild micro-climate of the region gives it the name "Riviera of the Monferrato". With a 15th century castle at its center, the small hilltop town 5 minutes away today offers all modern conveniences, including some excellent restaurants. **Turin** and the provincial capital **Asti** are both 25 km away, and easily accessible.

Built in 1908 as an aristocratic estate, the villa soon suffered a long period of neglect: however, over the last five years it has been transformed by the current owners into a charming residence with a beautiful Mediterranean garden.

The nearest railway station can be reached in 20 minutes, and the international airport of Turin can be reached within one hour.

## **The Villa**

The villa looks south and enjoys characteristic Edwardian period features: large, elegant rooms with large windows and beautiful doors. It has around 300 m<sup>2</sup> of living space.

### Accommodation

#### *Ground Floor*

On the south side of the house is a large portico - from here the main door leads into an entrance hall with a curved staircase to the first floor. The reception rooms include a large, elegant living-dining room with an open fireplace; a modern kitchen with a door to the portico; a laundry room, and a large bathroom. From the entrance hall a short flight of steps leads down into a small underground wine cellar.

#### *First Floor*

The First Floor includes 3 bedrooms, a dressing room and a large bathroom. Three of the rooms on the first floor have doors opening onto a large terrace with magnificent views over the garden and the Monferrato countryside.

## **The Outbuilding**

Built in the 1920s, the outbuilding to the side of the villa is separated from it by the garden and a paved courtyard. The building is in very good structural condition: it contains a guest apartment, which is habitable but in need of a little modernisation.

### Accommodation

#### *Ground Floor*

The Ground Floor includes a garage, a workshop, the central heating system, a cantina for wine-making, and a sun room.

#### *First Floor*

The guest apartment is mostly located on the first floor. Accessed via an outside staircase, the apartment includes a terrace with breathtaking views over the countryside to the south, east and west. A large glass door leads into the living room with a fireplace; the first floor accommodation also includes a bedroom and a bathroom. An internal staircase leads down to a kitchen / dining area on the ground floor, where there is also a further entrance to the apartment.

Services: Water, electricity, gas, telephone and security system.

## The Swimming Pool

Stairs lead down from the courtyard to 12 x 6m swimming pool, surrounded by a large sun terrace with an outdoor shower and a changing cabin.

## Garden

The property is surrounded by a wall: an automated entrance gate leads from the street via a paved driveway and courtyard to the south side of the house. The beautiful, well-kept garden with its stock of old olive and palm trees is particularly impressive. Some 40 bottles of olive oil are produced each year from these olive trees.

Steps lead down to an area that was previously a small vineyard, which could be re-planted by a new owner. The property, including the garden, is currently tended by a neighbour: if required, this arrangement could be continued.

*Our personal opinion: this is a stylish and exclusive estate in a beautiful location. The pictures don't do it justice - it really should be seen!*



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