



Scenically located antique country villa, renovated to a high standard: 5 bedrooms, 5 bathrooms, large country kitchen with dining area, large portico, antique wine cellar, garage, infinity swimming pool, well-kept garden; easy access yet private

*Near Asti*

Reference: P556

Land: ~ 5000 m<sup>2</sup>

Floorspace: ~ 400 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 5

**€ 2 300 000** +3.66% Commission (inc. VAT)

This exclusive country villa is located on a south-facing hill on the edge of a small village just a 15-minute drive from **Asti**. Built at the end of the 19th century, the

villa is now perfectly renovated and completely habitable. The center of the village, which is home to a well-rated hotel with an excellent restaurant, is easily accessible on foot. The property is reached via a large wrought iron gate that lies at the end of the approaching country lane.

Asti, with its attractive medieval center and around 80,000 inhabitants, offers a range of popular events and various festivals throughout the year, including the *Palio of Asti*, the annual horse race which was first run in 1275 and is therefore older than the better-known *Palio of Siena*.

The nearest motorway junction is about 10 km away, and the international airports of **Milan**, **Turin** and **Genoa**, as well as the beaches of the Riviera and the ski areas in the western Alps, can all be reached within 90 minutes.

### The Country Villa

Strategically positioned on a headland, with stunning views across the hills of southern Monferrato as far as the French Alps to the west, the property towers high over the valley below. The view is open on three sides, to the east, the south and the west, so the property is bathed in sunshine from sunrise to sunset.

Renovated with much attention to detail, the villa is now a cozy home with plenty of modern features. Antique components such as the typical Piedmontese brick vaults have been lovingly renovated, and only high-quality materials have been used.

#### ACCOMMODATION

##### Ground floor

From the courtyard in front of the villa, the entrance leads to the main reception room on the ground floor - a large living room with a high ceiling and an open fireplace, a modern kitchen area and a cozy dining area. Large south-facing windows give this elegant space a lot of light. The kitchen provides access to a large covered terrace (portico), ideal for outdoor dining in the summer.

The rear of the house features a guest room with a bathroom, a laundry room, and a large double garage - with an automatic door - that is only accessible from the outside.

#### First floor

The first floor is home to 4 spacious color-coordinated bedrooms, 4 comfortable bathrooms, and a roof terrace. A large passageway could provide an additional sleeping area if required.

#### Wine cellar

A staircase leads down from the entrance area to the antique wine cellar, complete with an open fireplace, under the house - ideal for wine tastings.

*Utilities:* mains water and electricity; underfloor heating, alarm system

### Garden & Grounds

The villa is surrounded by a well-tended, fully-fenced, park-style garden: palm trees, olive trees, roses, oleanders and evergreen Mediterranean trees and shrubs provide color all year round. The courtyard area is paved, and various seating areas invite you to linger.

In the entrance area there is a greenhouse for sensitive plants - a kitchen garden could also be created here.

### Swimming pool & terrace

A highlight of the property is the gorgeous 15 x 6 meter infinity pool that seems to float above the landscape, surrounded on three sides by a sunny terrace.

Both on the south side and along the west side of the villa there is a large, covered terrace (portico): this provides beautiful views of the landscape and a sheltered space for barbecuing and general celebration of the outdoors.

*Our personal opinion: this is a great place to enjoy everything that Italian country life has to offer. The top location and the overall aesthetic quality of this villa make it something special.*

URL: [https://www.piedmont-properties.com/property\\_556.htm](https://www.piedmont-properties.com/property_556.htm)