

REF 410 A very spacious piedmontese home with views,
walking distance from village



Property Lot Size	1000 m²
Property Size	370 m²
Rooms	11
Bedrooms	3
Bathrooms	1
Other characteristics: attic, basement, cellar, terrace.	

More infos

A magnificent property set in a small hamlet in the lush country-side in between the famous wine town Moncalvo and the lovely Casale Monferrato and its many amenities and facilities. The villa was built in the late 1700s, and has kept its appeal untouched ever since. All the bedrooms and the main hall have vaulted ceilings, either hip roofs or ribbed vaults. Most part of the house has an underground cellar, also with vaulted brick ceilings, with a maximum height of 3.8 m and insulated floors, in order to ensure the soundness of the interiors.

The property consists of the residential building and a small outbuilding used for storage. The house is on two floors, totaling a surface area of 500 sqm. The entrance is at the back, and opens onto a vast vestibule, from where an impressive staircase leads to the first floor. On the ground and first floors, there are six very spacious bedrooms, each approx. 30 sqm, and 4 bathrooms with WC, washbasin, bidet, bath tub and shower.

The living area has a fabulous open space, including a kitchen of approx. 65 sqm. Also on the ground floor is the heating system room, producing hot water from solar panels (300l from solar energy), the laundry room and a large double garage with electric doors and direct access to the house. The three large French windows in the living room open onto a lovely portico (approx. 40 sqm) and the garden. Upstairs, right above the living room, is a splendid 65-sqm terrace, ideal for enjoying the view and the cool temperatures on summer nights. From all the bedrooms, one can enjoy a magnificent view over the extensive gardens, the hills of Monferrato and the scenic corona of the Alps.

The villa is set on the border of a small hamlet and within walking distance from a bar, an excellent restaurant and a grocery. The property has been completely restored in 2008- 2009 with great care to details and love for old features preservation.

Property cost

Agent commission

4% plus VAT

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Cadastral map and floor plan

Address:

14036 Moncalvo AT

Latitude and Longitude: 45.03176896941291, 8.25049171278624

