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REF 415 A magnificent period 6 bedroom house, in a village centre, in between Nizza Monferrato and Acqui Terme



Property Lot Size	700 m²
Property Size	570 m²
Rooms	18
Bedrooms	6
Bathrooms	3

Other characteristics:
balcony, basement, cellar, terrace.

More infos

A charming and spacious 6 bedroom dwelling. located in a village centre, with panoramic views from upper floor, within walking distance from all amenities and facilities. The house is located in a hilltop village centre, within less than 10 km from vibrant wine town Nizza Monferrato far away, heading to Acqui Terme.

The property comprises two units, a main 4 bedroom accommodation, plus a guest accommodation with separate access. The main accommodation spreads on three floor levels. On ground floor a spacious hallway leads to the original stone staircase, with amazing ceilings. On a side a very spacious lounge combined with a dining room offer the ideal atmosphere to rest and enjoy the Italian life style. A cosy kitchen, a small corridor and a laundry/bathroom, a lounge/reading room.

First floor: 4 bedrooms, a spacious bathroom. Upper floor: a spacious attic room, with insulated new roof, that could be converted into more habitable room.

In the basement there are the cellar rooms, with original features, currently used as wine tasting/party rooms

The guest accommodation spreads on three floor levels and comprises a lounge, a kitchenette, a bathroom and two bedrooms, plus a smaller room and a balcony. There are also two outbuildings, that could be ideal as atelier or workshop. At the moment they are used as storage, laundry room and terrace overlooking the views. There is also a courtyard and a garden, that ensure peace and privacy, due to the high fence and walls

The sellers have undertaken an important renovation, that includes a completely new insulated roof, a fotovoltaic system for power production, a charging station for electrical cars, a new heating systems with heat pump and condensing boiler. All windows are going to be changed with double glazed ones (transmittance index < 1,3 W/mqK) and new shutter throughout.

The property is the truly perfect combination of modernity and high performing systems, together with the allure of the past, that are granted from the perfectly preserved original features. Ideal also for running a B&B or a holiday let business.

Property cost

€ 415.000

Agent commission

3% plus VAT

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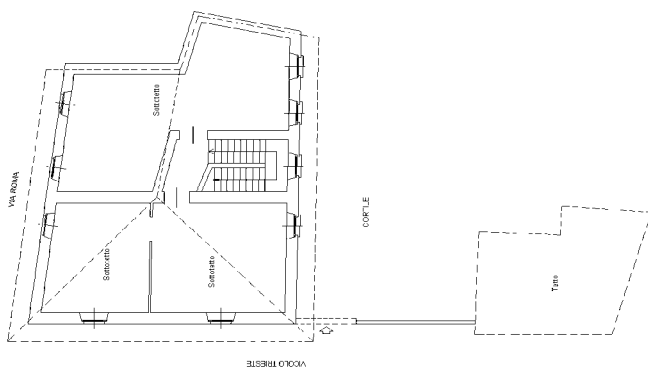
Cadastral map and floor plan

Address:

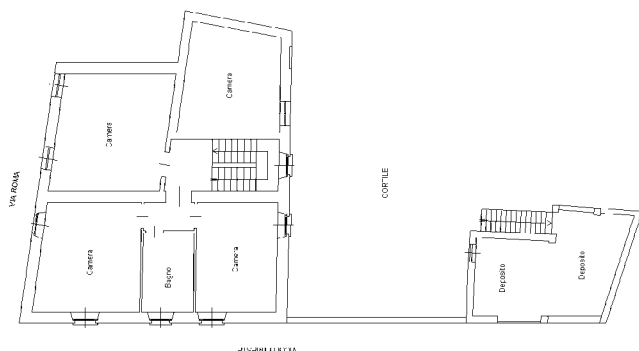
14049 Nizza Monferrato AT

Latitude and Longitude: 44.766598 | 8.2834687

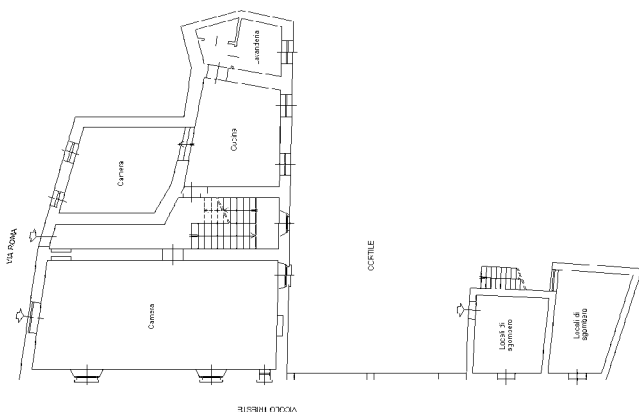
PIANTA PIANO SOTTOTETTO
h = 1,60m



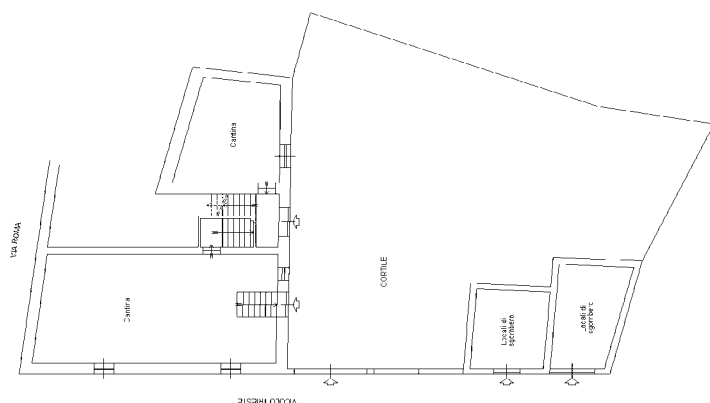
PIANTA PIANO PRIMO
h = 3,00 m



PIANTA PIANO TERRA
h = 3,00 m



PIANTA PIANO SEMINTERRATO
h = 2,50 m



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