

REF 621 Exceptional property in a stunning position



AREA
400 m²

LAND
450 m²

BEDROOMS
6 · 14 rooms

BATHROOMS
3

In the historic centre of a well-known village a few km from Nizza Monferrato, a fabulous property is for sale, made up of two separate dwellings, plus garden and terraces, overlooking the splendid scenery of Monferrato!

The main house is laid out as follows: entrance, living room, kitchen, hallway, bathroom, bedroom and walk-in wardrobe. On the upper floor three bedrooms, hallway, bathroom, and a large balcony running along the entire façade facing the valley. In the basement, splendid original cellars and technical rooms. The second dwelling is on two floors and comprises an entrance onto an open-plan kitchen, living room, bathroom, and two bedrooms on the upper floor. In the basement another original cellar. The property also has a large portico, useful as car parking, and a former hayloft room. Outside there is a splendid terraced corner ideal for outdoor breakfasts and lunches. The garden extends down to the road below, with a pleasant pedestrian access.

The renovation is very recent and was carried out with great care, respecting the period materials and finishes, which were restored where possible. The property enjoys a splendid view from both dwellings. It is also suitable for a B&B business, given the beauty of the surroundings, the quality of the interiors and the strategic layout of the spaces.

For the exact location and position, contact us! **A must-see!**

OTHER FEATURES

Terrace

Panorama

Garden

Energy class E

ADDITIONAL INFO

PROPERTY PRICE

€ 575.000

AGENT COMMISSION

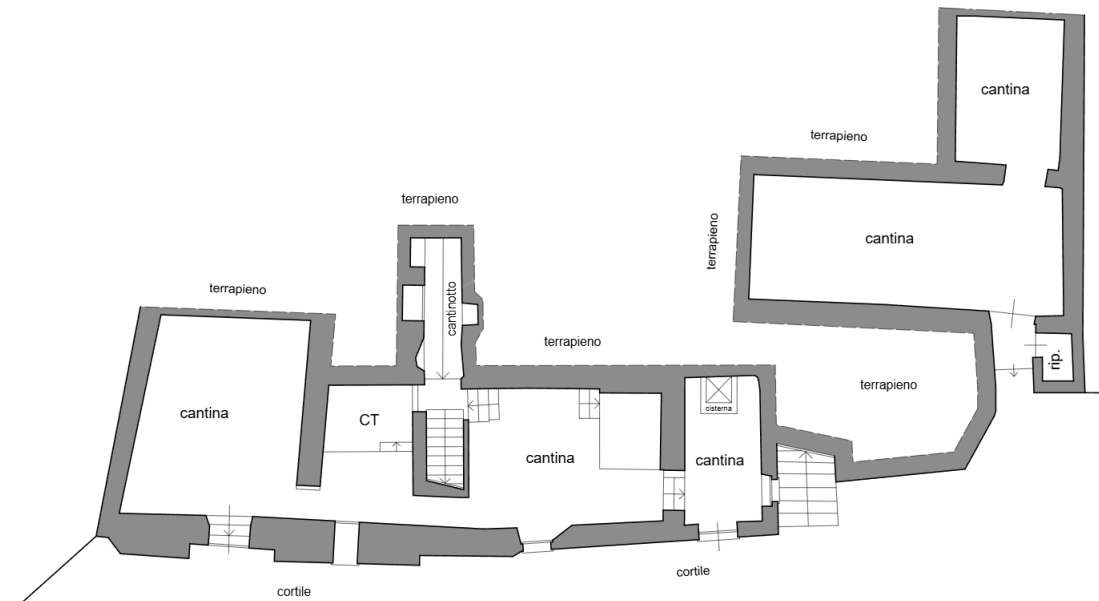
4% plus VAT

ADDRESS

14049 Nizza Monferrato (AT) — Piedmont, Italy**Cadastral map**

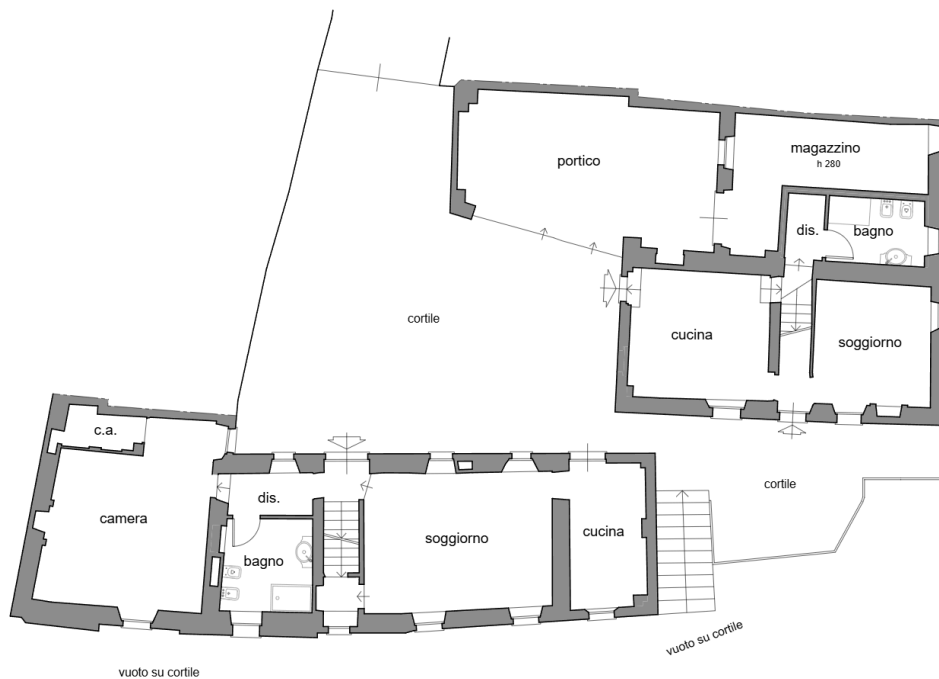
Floor plans

Basement floor



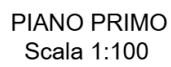
PIANO SEMINTERRATO
Scala 1:100

Ground floor



PIANO TERRA
Scala 1:100

First floor



PIANO SECONDO
(sottotetto)
Scala 1:100