

+39 3283792917

info@verdeabitare.it

REF 558 Historic Hillview Estate in prime central location – ideal for boutique hotel or luxury residence



Property size	430 m ²
Property lot size	690 m ²
Beds	6
Bathrooms	4

Amenities:
basement, cellar,
balcony

+info

Just steps from the central square of Mombaruzzo and with breathtaking views of the Monferrato hills, this remarkable historic estate offers a rare investment opportunity in one of Nizza Monferrato most desirable neighbourhoods. Set amidst gardens, the property combines timeless architecture with exceptional potential for restoration and redevelopment.

The property consists of two substantial buildings in excellent structural condition and features a striking T-shaped main house. The oldest part of the property is characterised by original features including a large entrance hall, a spacious living room with antique wooden ceilings, a characterful kitchen and a stunning room with vaulted ceilings ideal for events. Upstairs there are three spacious bedrooms, several bathrooms and a roof terrace with spectacular views of the surrounding countryside.

In the semi-basement there are a number of original cellars with historic vaulted ceilings – one with direct access to the street – which are ideal for storing wine or remodelling wellness areas.

Adjacent to the main house is a second building, which extends over two floors and offers spacious interiors, high ceilings and flexible design options. It is currently in need of complete renovation and comprises a staircase and entrance hall, a living area, a kitchen, a bedroom, a bathroom and a balcony as well as three large bedrooms and further bathrooms on the upper floor.

A detached building serves as a double garage with storage room and former barn and offers further development possibilities.

Thanks to its prestigious location, unique architectural features and generous space, this property is perfect for conversion into a high-end private residence, a boutique hotel or an exclusive guest house.

A truly rare find for discerning investors looking for charm, character and a prime central location.

Property cost

€ 280.000

Agent commission

3% plus VAT

