



**Property immersed in the vineyards
 of the Asti countryside between
 Langhe and Monferrato**

Italy, Piemonte

Price:	€ 2 200 000
Object type	House
House type	Detached house
Market	Resale
Bedrooms	6
Number of rooms	15
Land area	3000 m2
Area	700 m2
Category	For sale



The property is located in a splendid panoramic position overlooking the village and the Castle of Costigliole d'Asti, immersed between Langhe and Monferrato, among the wonderful UNESCO heritage wine-growing landscapes.

The structure, recently completely renovated, remains faithful to the original 19th century architectural layout and is made up of a large farmhouse which houses the main villa and two apartments with independent entrances, ideal as an annex for guests.

The property is surrounded by a large and well-kept park completely protected by a masonry fence, with two separate driveways (one direct to the large garage and the other to the external area).

The main villa of approximately 700 sqm. it is spread over two floors plus the basement and the large and bright attic. Renovated with refined materials, it features vaulted ceilings in Piedmontese style bricks, spectacular wooden roofs with exposed trusses and finishes in Luserna stone and ancient terracotta. On the ground floor is the entrance to the double living room with a beautiful fireplace, the access staircase to the upper floor, the service area. From the living room you have access to the large covered loggia with large windows, an ideal convivial place with a large oven overlooking the splendid park. On the same floor, the kitchen furnished in country style as well as access to the large garage below and the spacious cellar, maintained in its original architectural state with its characteristic vaults and its ancient bricks. Upstairs, two bedrooms, each with bathroom and balcony, one of which has a walk-in closet.

On the attic floor, large open spaces with bright windows host areas for relaxation. In continuity with the villa, but with independent entrances, are two guest apartments.

On the ground floor an apartment with large living room, kitchen area, bedroom and bathroom.

On the upper floor, the second unit consists of the splendid living room with large windows and exposed roof, as well as the adjacent open space with sleeping area, kitchenette, bathroom and attic.

The property includes a fitness room on the ground floor with large windows opening onto the greenery of the park.



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TEL./VIBER/WHATSAPP:
+37126322292

The park, in addition to the beautiful varieties of lime trees on the entrance path and other perfectly cared for essences, hosts a large infinity pool (18 x 9 meters with Roman steps) with hydromassage in a privileged and protected position, with a unique view of the Borgo and the Castle, already prepared for the possible heating system. The whole area is pleasantly equipped and furnished with gazebos and umbrellas. Finally, the property includes approximately 3.000 sqm of fenced land, partly cultivated with olive groves with around a hundred olive trees in production and a hazelnut grove and orchard and, in the other part, intended for the ancient Barbera grape vineyard with ideal open exposure on the hillside, which produces 5800 bottles of excellent wine with its own DOCG label.

Renowned for its famous wines and gastronomic specialities, Asti and its province are picturesque places in Piedmont, rich in history and immersed in the wonderful nature of the green Piedmontese hills. From an artistic and cultural point of view, the Asti area is rich in heritage and places to discover: in addition to the enchanting medieval villages immersed in splendid UNESCO heritage landscapes, these areas are dotted with wonderful luxury properties, historic castles and marvelous villas period, where the Romanesque, Gothic, Baroque and Art Nouveau styles find their maximum expression. The province offers a varied and prestigious real estate and architectural heritage, as well as amazing locations waiting to be discovered: the spas, the hills of the Langhe, Monferrato, the ancient Via Francigena with its Romanesque churches and imposing medieval castles.

DISTANCES

Asti 16 Km, Alba 23 Km, Turin 77 Km, Turin Airport 108 Km, Milan 141 Km, Milan Malpensa 164 km, Genoa 132 Km

Contacts:

Milana Rimsha
GSM: +37126322292
(Viber, WhatsApp)
E-mail: rent@mgroup.lv