

## Country House (rustic) for Sale to Denice Zone: Piani Superiori



**400 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 15**

In Denice, in the heart of the Langhe del Monferrato, on a gentle hill with an open and commanding view, stands a large farmhouse that combines elegance and authenticity. The property, completely independent on all four sides, enjoys ideal exposure and a truly extraordinary panorama, where the view embraces vineyards, hills and the green of the surrounding landscape.

The building, which is of considerable size, has undergone careful renovation, using quality materials and with particular attention to detail, preserving its original character. The living areas have been completely renovated, with wooden and terracotta floors, exposed brick vaulted ceilings and double-glazed aluminium windows, offering modern comfort while respecting tradition.

The farmhouse is now divided into two independent residential units.

On the ground floor, there is an apartment with a large living area, a double bedroom and an elegant bathroom, all finished with taste and harmony. Upstairs, accessible via an internal staircase, the second unit offers a large living area with an open-plan kitchen, two bedrooms and a large bathroom, also completely renovated.

Part of the building, already renovated in terms of structure and roofs with insulation and internal wood finishes, is ready to be transformed into additional living spaces or areas dedicated to hospitality. Another section, still in its original state but with newly rebuilt roofs, retains the authentic charm of Piedmontese country houses, offering multiple possibilities for development.

The property includes approximately 2,500 square metres of land, in a single block with the house, easily accessible from the provincial road via a short private road leading to the main courtyard. The flat, sunny garden lends itself to various solutions: green area,

vegetable garden or relaxation area with panoramic views.

All main services are available: electricity, municipal water and well, radiator heating with double boiler (one wood-fired and one LPG), municipal sewerage.

The location is truly strategic: just a few minutes from the town centre and amenities, about 20 minutes from Acqui Terme, a renowned spa town, and less than half an hour from the wine-producing villages of Monferrato such as Nizza Monferrato, Canelli and Santo Stefano Belbo. The Ligurian sea can be reached in less than an hour, while the ski slopes are just a little further away.

An ideal place for those looking for a large private residence immersed in tranquillity, or for those who dream of creating a refined accommodation facility among the hills and vineyards of Piedmont. Here, nature, light and silence create super romantic atmosphere.

## Certifications

### Energy Label:

## Property details

<b>Reference code:</b> 5447	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Country House (rustic)	<b>Region:</b> Piemonte
<b>Province:</b> Alessandria	<b>Municipality:</b> Denice
<b>Zone:</b> Piani Superiori	<b>Price:</b> € 350.000 negotiable
<b>Total sqm:</b> 400 square meters	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 2	<b>Rooms:</b> 15
<b>State of conservation:</b> Renovated	<b>Floor type:</b> On two levels
<b>Total floors:</b> 2	<b>Central heating:</b> Self regulating
<b>Current condition:</b> Empty at time of deed	<b>Available:</b> Yes
<b>Garden:</b> Private, 2.500 square meters	<b>Distance to sea:</b> 50 meters
<b>Kitchen:</b> Habitable	<b>Box:</b> Double, 25 square meters

## Features

TV antenna: Autonomous	Closet	Cellar: 50 m <sup>2</sup>
Fireplace	Parquet	Telephone system
Electrical system: Up to code	Shower	Aluminium frames
Blinds	Terrain type: Flat	Additional positions: In the countryside
Acces	View	Water: Municipal
Sewerage: Imhoff septic	Vegetable garden	Gas: GPL
Well	Roof	Light
Suitable for two families	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 2500 m <sup>2</sup>	ideal for horses	

## Nearby

Gyms	Spas	Soccerfields	Sport complexes
Tenniscourt	Cycle paths	Playgrounds	Railway station
Public transport	Kindergarden	Elementary school	Middle school
High school	Bar	Postal offices	Commercial center
Municipal offices			



Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

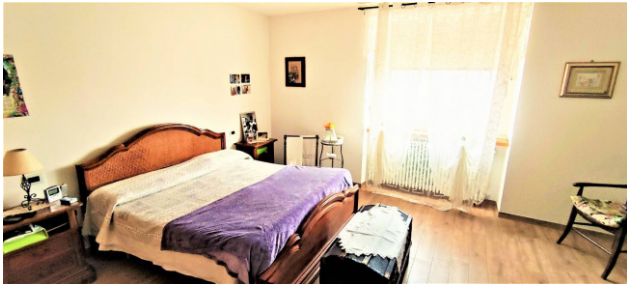
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