Immobiliare IPI
Via Fratelli Francia, 26 - 17014 Cairo Montenotte
Phone number 0195090590 Fax 019504378

Mansion / Manor House for Sale to Ponti



375 square meters | Bathrooms: 3 | Bedrooms: 5 | Rooms: 12

In a panoramic area with beautiful views of the Monferrato hills, 5 minutes from amenities and 20 minutes from the spa town of Acqui Terme, beautiful property for sale consisting of a semi-detached villa with annex, swimming pool and surrounding land. Access is via a municipal road that leads directly to the courtyard and garden where the villa and annex are located.
The main house was originally designed as a semi-detached house, with two separate entrances, but is currently joined inside. The entrance is at the rear, in front of the annexe, and is divided into two doors leading to a huge living area, consisting of 3 living rooms (one was used as a kitchen) with beautiful stone details, a stove and a fireplace. On this side, there is also a magnificent, light-filled kitchen, finished in marble and with a French window leading to a covered outdoor area, ideal for dining and relaxing outdoors while enjoying a wonderful view of the valley below.
On the first floor, there are five bedrooms, two of which are walk-through and one with a beautiful terrace overlooking the garden. There are also two very beautiful bathrooms. The complete renovation dates back to 2010, both for the structure and the systems. The house has independent LPG heating with a new boiler. The drains flow into the municipal sewer system, aqueduct, solar panels for hot water and prestigious interior finishes. The original marble floors and wooden fixtures have been preserved.
To the side of the house is a splendid swimming pool with a surrounding patio and views of the valley, built in 2019. Boiler room and collection tank for irrigation.
Then there is Luserna stone paving leading to the garden, a controlled irrigation system for the green areas around the house, and an outdoor area covered by a beautiful sunshade to enjoy the pool and the wonderful view.
Located at the edge of the courtyard and behind the villa is another stone building used as an annexe on two levels with a laundry/storage room and a very spacious garage on the ground floor. On the first floor, accessible by an external staircase, there is a dining room with kitchen and a bedroom with fireplace. The entire building is made of stone, with wooden beams on the ceiling and a large fireplace with a stove that heats this area.
The land, in a single plot adjacent to the buildings, is approximately 16,000 square metres. This is an absolutely prestigious property

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that is suitable for many uses, both as a primary residence and as a prestigious secondary residence, and could also potentially be used for hospitality activities.

Property details

Reference code: 6066	**For Sale/For Rent**: Sale
Type (Apartment, villa, etc): Mansion / Manor House	**Region**: Piemonte
Province: Alessandria	**Municipality**: Ponti
Price: € 650.000 negotiable	**Total sqm**: 375 square meters
Bedrooms: 5	**Bathrooms**: 3
Rooms: 12	**State of conservation**: Great
Floor type: On two levels	**Total floors**: 2
Central heating: Self regulating	**Current condition**: Empty at time of deed
Available: Yes	**Balconies**: Present
Terrace: Present	**Garden**: Private, 500 square meters
Distance to sea: 45 meters	**Kitchen**: Habitable
Box: Double	

Features

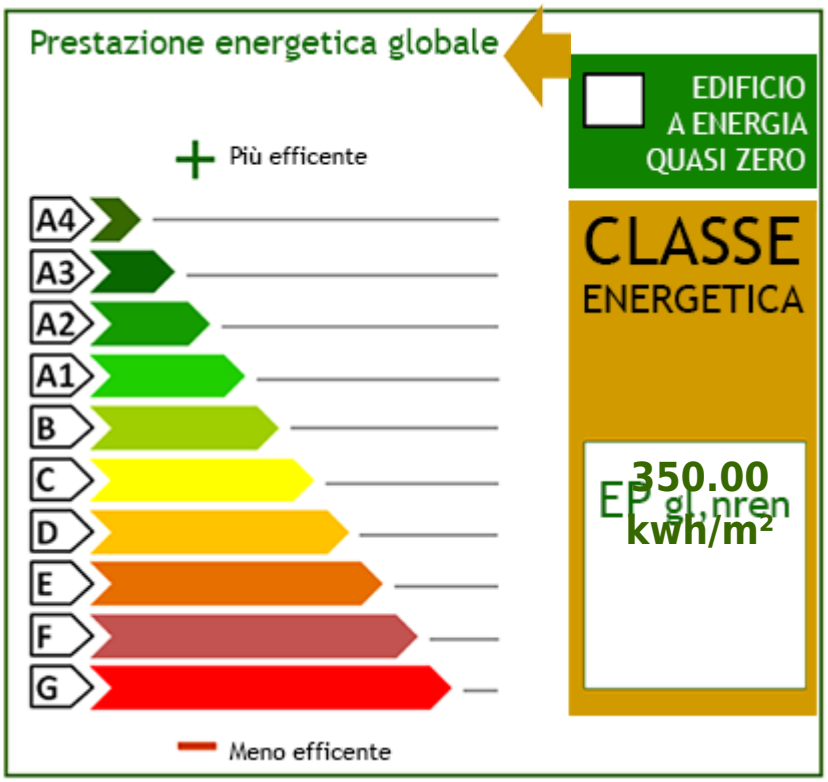
Terrace	TV antenna: Autonomous	Closet
Cellar	Fireplace	Electrical system: Up to code
Shower	Wooden frames	Blinds
Terrain type: Hilly	Additional positions: In the countryside	Acces
View	Water: Municipal	Sewerage: Communal
Vegetable garden	Gas: GPL	Swimmingpool
Solar panels	Roof	Light
Suitable for two families	External area	Parkingspace
Garage	Flooring	Distance to sea
Distance to ski resorts	Distance to hospital	Water bath
Terrain: 16000 m²		

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			

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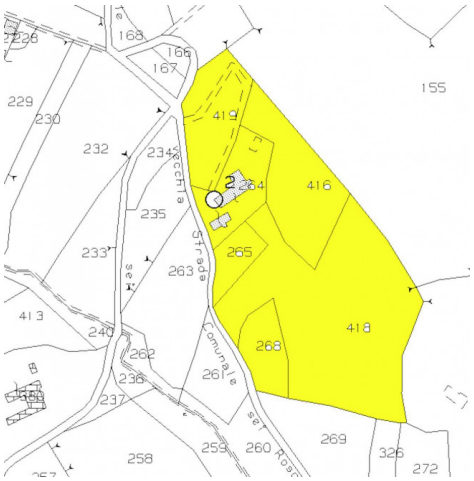


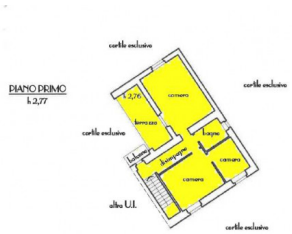


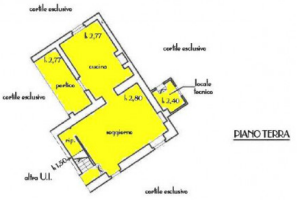


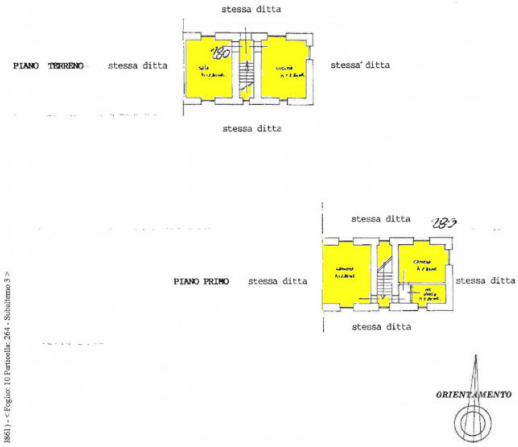
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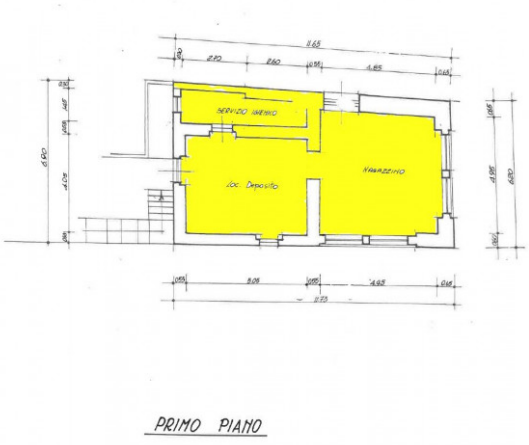
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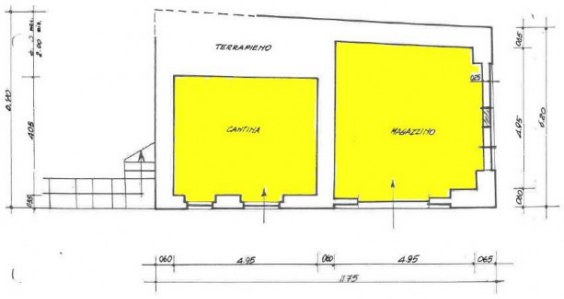












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