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

Mansion / Manor House for Sale to Canelli



500 square meters | Bathrooms: 4 | Bedrooms: 6 | Rooms: 18

Canelli, the heart of the wine-growing industry in the Asti Langhe, lies in the Belbo river valley; the town centre is nestled in the valley, whilst the surrounding hills are dotted with hazelnut groves, vineyards of Moscato, Barbera and other prized grape varieties, all blending harmoniously with the natural landscape to produce the Asti region's most famous wines, which are appreciated throughout the world. As the hills undulate, there is a succession of farmhouses, villas, rural dwellings, agritourism establishments, resorts and so on.

On the summit of one of these marvellous hills, with a view that seems to stretch into infinity, stands a historic villa whose walls tell a thousand stories. We are offering it for sale to clients who can appreciate the property's value and historical significance and who wish to savour-alongside the opportunity to live whilst gazing out over the valleys below at a landscape that no architect could better sketch-the essence of the stories those walls tell us.

The villa stands on a plot of land measuring approximately 1,100 square metres, which is easily manageable and could accommodate a swimming pool. The owners are also willing to consider, subject to separate negotiations, the sale of an additional plot of land adjoining the house, measuring approximately 5,000 square metres and planted with Barbera vines.

The location is absolutely unique, commanding a hilltop position with extraordinary views; the centre of Canelli can be reached in under 10 minutes, and access is extremely convenient via a tarmac road leading directly into the property's courtyard, where the old well is situated. A true corner of paradise in which to relax in the shade of ancient trees,

The building is in good overall condition and ready to move into, with electricity, mains gas, mains water and well water, and waste disposal via an Imhoff tank.

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The total floor area is approximately 500 square metres, divided into two residential units, each with its own independent entrance but which can be connected. There are 19 rooms in total, spread across the basement where there are wonderful underground cellars with brick vaults dating back to the beginning of the last century and a covered portico; the ground floor, which comprises 9 living areas across the two units; and the first floor, which has a further 8 living areas. The property is complemented by a huge panoramic terrace of approximately 50 square metres, balconies, internal and external staircases, hallways and other features.

The house has remained in its original condition and has never been marred by alterations that have detracted from its character, charm and history. The interiors feature finishes dating from different eras, all equally charming, making it an ideal solution both as a truly prestigious residence and for use as a B&B, particularly given the surge in tourist numbers in recent years.

Whilst the possibilities are many, the property's appeal, its setting and the thrill of living in a house that tells ancient stories remain unchanged.

A rare and precious opportunity.

Certifications

Energy Label:

Property details

Reference code: 6119	**For Sale/For Rent**: Sale
Type (Apartment, villa, etc): Mansion / Manor House	**Region**: Piemonte
Province: Asti	**Municipality**: Canelli
Price: € 450.000	**Total sqm**: 500 square meters
Bedrooms: 6	**Bathrooms**: 4
Rooms: 18	**State of conservation**: Good
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, 50 square meters	**Garden**: Private, 1.100 square meters
Kitchen: Habitable	

Features

Terrace: 50 m²	TV antenna: Autonomous	Closet
Cellar	Fireplace	Parquet
Electrical system: Up to code	Shower	Wooden frames
Blinds	Terrain type: Hilly	Additional positions: In the countryside
Acces	View	Water: Municipal
Sewerage: Imhoff sepctic	Vegetable garden	Gas: Natural gas
Well	Roof	Light
Suitable for two families	External area	Parkingspace
Flooring	Water bath	Terrain: 1100 m²

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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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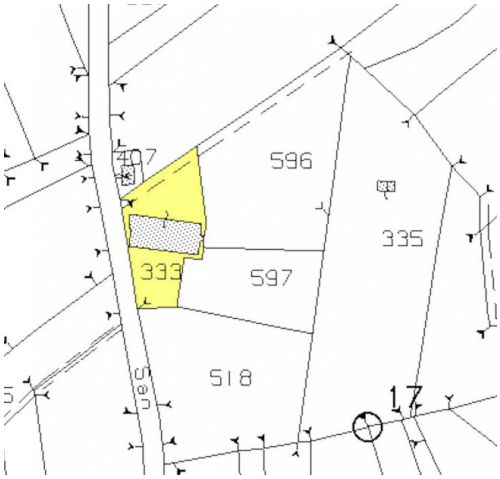

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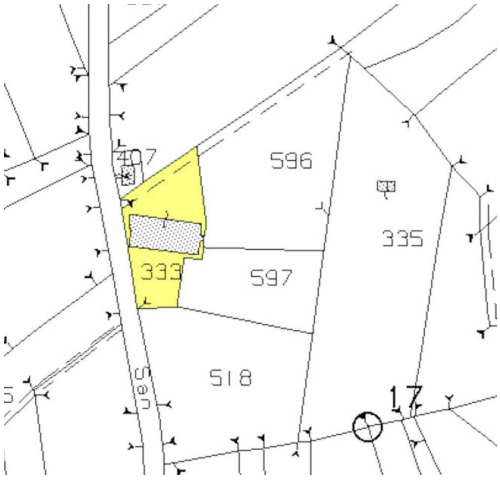


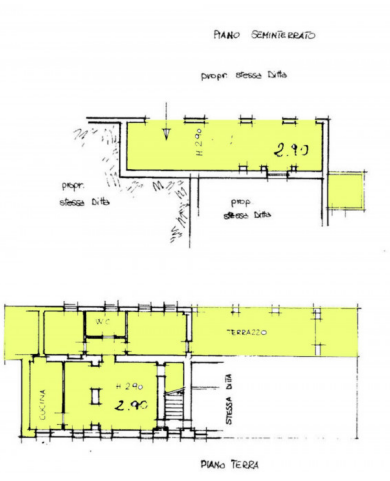






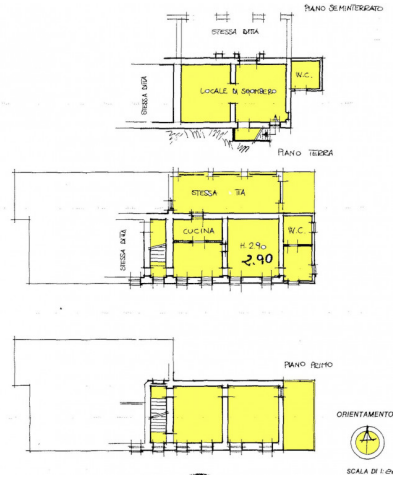


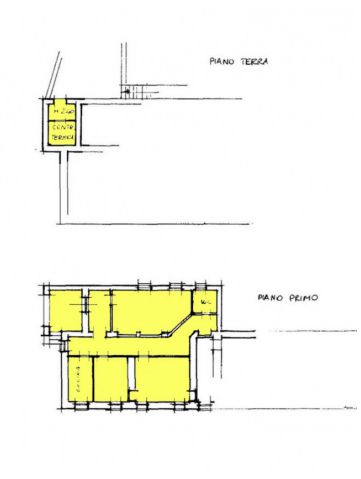




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