



Rif: AST010

Charming B&B with private residence for sale in the heart of Monferrato

Euro 550000



Asti

Authentic Piedmontese farmhouse in the heart of the Asti hills

Just a few minutes from Asti, in a small hamlet dating back to the 1700s, on the hills of Monferrato, stands this farmhouse that blends the timeless charm of tradition with the comfort of modern living.

The property has been carefully renovated while preserving its original spirit: exposed brick vaults, ancient cellars and authentic materials give warmth and character to welcoming and refined spaces. Part of the farmhouse is now an intimate and charming Bed & Breakfast, while the other part is a comfortable private residence.

The property

The estate consists of two main buildings, harmoniously set within the rolling hillside landscape.

- **First unit** – Dedicated to hospitality, it features on the ground floor a bright breakfast room with kitchen. On the upper floor, two elegant bedrooms with private bathrooms ensure maximum relaxation for guests. Outside, a romantic flower garden provides the perfect setting to enjoy a glass of wine.
- **Second unit** – Larger in size, it includes on the ground floor a charming kitchen/reception area with brick vaults, one bedroom and a bathroom/laundry room. On the first floor, a spectacular suite with exposed roof and private bathroom offers breathtaking views over the hills, while three additional bedrooms and a bathroom complete the private living area.

An internal pantry corridor connects the two units and leads to the semi-basement level, where two additional independent bedrooms with bathrooms are located, ideal for guests.

Facing the courtyard, a delightful annex features an enclosed porch with oven and two bedrooms with private bathrooms, perfect for ensuring privacy and comfort. The property is completed by a spacious garage and surrounding land.

The timeless charm of Valleandona

This beautiful farmhouse lies within the Valleandona Nature Reserve, a natural gem renowned for its

precious marine fossils dating back millions of years. A magical place where you can walk along wooded trails, discover ancient remains and be enchanted by spectacular landscapes.

A perfect retreat for those seeking peace, authenticity and beauty, without giving up the proximity to the city.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	10
Bagni:	10
Posizione:	In borgata
Indipendenza Sui Lati:	Su 3 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	485 mq
Classe Energetica:	F 197 kWh/mq anno
Tipo Di Riscaldamento:	Riscaldamento autonomo
Altre Caratteristiche:	Posto auto, Cantina, Balconi, Cortile, Caminetto, Wi-Fi, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	5408 mq
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud
Locali:	17
Numero Di Piani:	2

