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Rif: VIS001

Restored Stone Hamlet with Vineyard and Panoramic Terraces

Euro 220000



Visone

In the heart of the Upper Monferrato, just a few minutes from Acqui Terme, we are pleased to offer for sale a charming property nestled in the tranquillity of a characteristic hilltop hamlet, enjoying a dominant position and magnificent 360° panoramic views over the surrounding hills and vineyards.

The property extends over approximately 3.7 hectares (9.1 acres) of land and comprises three independent buildings, perfectly suited as a holiday home, hospitality business, or private residence for multiple families. The estate also includes 2,740 sqm of Syrah vineyard, producing a small and delightful wine production, and a spacious private parking area serving the entire complex.

The first building features, on the ground floor, a kitchen with direct access to a private terrace and a living room. On the first floor there are two bedrooms, a bathroom, and a beautiful lounge/relaxation area characterised by large windows and exposed stone walls. Heating is provided by wood-burning stoves connected to radiators. Accommodation capacity: 4 guests.

The second building comprises a bright open-plan living room with kitchen, two bedrooms, a bathroom, and a private terrace. Accommodation capacity: 3 guests.

The third building offers a kitchen with living area, two double bedrooms, one twin bedroom, a bathroom, and a magnificent panoramic terrace overlooking the vineyards and the rolling Monferrato hills.

A real gem of the property is the exclusive bar room, designed as a convivial space serving all three buildings, with direct access to an additional panoramic terrace, perfect for sunset aperitifs and relaxing moments immersed in nature.

The entire hamlet has undergone a careful restoration, preserving the authentic charm of its ancient stone buildings, enhanced by exposed stone walls and wooden beams. All buildings benefit from double-glazed windows, modern kitchens, renovated bathrooms, and independent septic systems (one for each building).

A truly unique property, ready to enjoy and ideal for anyone seeking a peaceful retreat in Monferrato or wishing to develop a hospitality business in one of Piedmont's most charming areas.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1900
Stato Immobile:	Nuovo
Camere:	7

Bagni:	3
Altitudine:	370
Posizione:	In borgata
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas, Telefono
Materiali Di Facciata:	Intonaco, pietra
Superficie Totale Mq:	457
Superficie Abitabile Mq:	290
Tipo Di Riscaldamento:	A legna
Accessibilità:	Asphalted road
Altre Caratteristiche:	Posto auto, Cantina, Solaio, Balconi, Terrazzo, Cortile, Piscina, Caminetto, Aria condizionata, Vigneto
Opportunità Turistiche In Zona:	Equitazione, Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	37420
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Ovest
Autostrada:	17km
Primo Centro Abitato:	Visone 3km, Acqui terme 7km
Mare:	60km
Aereoporto:	Genova 62km
Locali:	15
Numero Di Piani:	2

