



Rif: MNF021

## Prestigious Country Villa with Stunning Views in the Heart of Monferrato

Euro 1580000



Vigliano d'Asti

Located in a dominant position in Vigliano d'Asti, this extraordinary property represents the perfect balance between the charm of traditional Piedmontese rural architecture and cutting-edge technological comfort. Its defining features are the **remarkable silence and deep sense of serenity** the setting conveys. Particularly enchanting are the sunset hours, when the light enhances the mountain profiles and creates an atmosphere of absolute peace.

Fully rebuilt in 2014 with a careful recovery of original materials, the villa offers stunning 360° views over the Monferrato hills (UNESCO World Heritage Site) and the entire Alpine arc, with the majestic profile of Monviso as a backdrop.

Currently operating as a prestigious Bed & Breakfast, the property is perfectly suited both as a high-end private residence and as a charming, already established hospitality business.

### Interiors: Elegance and Warmth

The villa is arranged over two above-ground floors, plus a spacious and functional basement.

#### Ground Floor (Private Residence):

The main entrance opens onto a large, bright living room featuring a cosy fireplace and an elegant dining area. The state-of-the-art kitchen, equipped with every comfort, offers unparalleled views of the rolling hills. The master sleeping area is a sanctuary of wellness: bedroom with private fireplace, walk-in closet, and a bathroom with both bathtub and shower. The floor is completed by a private study.

#### First Floor (B&B Area):

Accessible via an independent entrance and connected by a striking Luserna stone staircase, the guest area includes:

- Two spacious bedrooms with balcony and en-suite bathroom
- A master suite comprising a kitchenette area, bathroom, and bedroom with balcony and direct view of Monviso
- A panoramic breakfast room with dedicated kitchen and access to a large terrace with breathtaking views. This space could be converted into an additional beautiful bedroom with terrace.

Each room is equipped with acoustic insulation to ensure maximum privacy.

### Basement:

A space dedicated to leisure and services including a fully equipped gym, tavern room, laundry room, guest bedroom with bathroom, and a double garage.

### Outdoor Area: A Wellness Oasis

The property is surrounded by 3,718 sqm of meticulously maintained land. The true highlight is the outdoor relaxation area:

- **12x 5 Infinity Pool** fully automated: An edge pool that seems to flow into the gently rolling countryside.
- Provision for a jacuzzi
- Garden with automatic irrigation system

Possibility to purchase additional land.

### Efficiency and Technology

Built according to the most modern standards, the villa is an excellent example of energy efficiency:

- Underfloor heating (gas boiler and solar), air conditioning in all rooms, 5.8 kW photovoltaic system, solar thermal system for hot water
- Wooden window frames with high-performance double glazing, water softener, central vacuum system
- High-level thermal and acoustic insulation throughout the property

### Why Choose It

This farmhouse is not just a home, it is a true sensory experience. The ideal choice for those seeking silence, beauty, and authenticity in the Langhe-Monferrato area, without giving up the comfort of a modern, technologically advanced property.

### DETTAGLI IMMOBILE:

<b>Anno Di Costruzione:</b>	2014
<b>Stato Immobile:</b>	Nuovo
<b>Camere:</b>	4
<b>Bagni:</b>	6
<b>Locali:</b>	12
<b>Posizione:</b>	Vicino a centro abitato
<b>Indipendenza Sui Lati:</b>	Su 4 lati
<b>Indipendenza Verticale:</b>	Da terra al tetto
<b>Orientamento Facciata Principale:</b>	Sud
<b>Grado Di Luminosità:</b>	Molto luminoso

<b>Grado Di Silenziosita:</b>	Silenzioso
<b>Utenze:</b>	Acqua, Elettricit�, Gas, Telefono
<b>Materiali Di Facciata:</b>	Plaster finishes and original period bricks
<b>Numero Di Piani:</b>	3
<b>Superficie Totale Mq:</b>	693
<b>Superficie Abitabile Mq:</b>	303
<b>Classe Energetica:</b>	B - 66,5108 Kwh/mqaa
<b>Tipo Di Riscaldamento:</b>	Impianto solare
<b>Accessibilita:</b>	Asphalted road
<b>Altre Caratteristiche:</b>	Box auto multiplo, Posto auto, Tavernetta, Balconi, Terrazzo, Cortile, Piscina, Caminetto, Aria condizionata, Wi-Fi, Irrigazione automatica, Giardino
<b>Opportunita Turistiche In Zona:</b>	Campi da golf, Equitazione, Trekking, Mountain-bike, Enogastronomia
<b>Vicino A:</b>	Ospedale, Stazione, Bar
<b>Terreno Mq:</b>	3718
<b>Morfologia Terreno:</b>	Pianeggiante
<b>Tipo Di Terreno:</b>	Prato
<b>Orientamento Terreno:</b>	Sud
<b>Autostrada:</b>	3,6km
<b>Primo Centro Abitato:</b>	Asti 15km
<b>Mare:</b>	126km
<b>Aeroporto:</b>	89km
<b>Stazione Treni:</b>	9km

