

**Rif: AST011**

Substantial Noble Estate in the Monferrato with 27 Hectares (66 Acres) of Land

Euro 995000**Asti**

A Prestigious Noble Villa at the Gates of Asti in the Heart of the Monferrato, a UNESCO heritage landscape

Set in a tranquil position at the gates of the town of Asti, a magnificent noble villa from the 1800's surrounded by a landscape endowed by history and nature with a unique charm. A perfect retreat far away from city bustle to admire the beauty of the gentle hills of the Monferrato.

This property, besides being a perfect abode for anyone looking for a prestigious country residence, has all the potential to become a luxury boutique-style hospitality business.

A Unique Atmosphere Combining History and Natural Beauty

Two impressive pillars mark the entrance to the property along a driveway which leads to the edifice at its core, reinforcing the sense of exclusivity and privacy.

The villa, a fine example of Piemonte's 19th century noble architecture maintains a wealth of original architectural features: from the refined cotto designs on its floors, through the impressive vaults and to the finely chiseled marble fireplaces which all speak of the glamour of the past.

A Century-Old Park

Surrounding the manor is a century-old park, a private oasis of peace and luscious nature, interspersed with majestic trees, hedges and enchanting vistas. The park which is a perfect spot for walks, events or simply for enjoying the quiet, merges harmoniously with the property's agricultural land which extends over more than 27 hectares (about 67 acres).

The following distinctive features characterize the property:

A private chapel where private ceremonies can be held and which can be used within a larger hospitality project.

A large pool in perfect harmony with the surrounding landscape, well suited for relaxation and for the future guests of a country hotel.

Four units of which two currently owner-occupied, all set in the main "L" shaped building, besides service and accessory rooms.

Some sections of the property are in need of restoration which is exactly what increases the property's potential and represents a unique opportunity to both give it a personal touch and adapt it throughout to modern living standards while maintaining its original historic appeal.

The Monferrato: A Land of Excellence

Being located in the heart of the Monferrato means that the property is in the very center of one of Piemonte's most prestigious and sought-after areas, a UNESCO world heritage landscape renown for its vineyards and wines, its unique hill landscape views and its unsurpassed culinary traditions.

Just a few minutes from the villa, Asti offer a wealth of historic and cultural treasures besides well-

known events and wine and culinary tours.

Due to the favorable classification in the regional development plan, the property can be put to different uses: a prestigious private residence; a luxury hotel, an agrotourism or hospitality rental business.

Let the timeless charm of this noble estate convince you to invest in the heart of the Monferrato, a land rich in history and natural beauty.

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	14
Bagni:	13
Locali:	41
Posizione:	Vicino a centro abitato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosita:	Molto luminoso
Grado Di Silenziosita:	Rumoroso
Utenze:	Acqua, Elettricit�, Gas
Numero Di Piani:	2
Superficie Totale Mq:	3176 mq
Classe Energetica:	in corso
Tipo Di Riscaldamento:	A gasolio
Altre Caratteristiche:	Portico, Box auto multiplo, Posto auto, Cantina, Balconi, Terrazzo, Cortile, Piscina, Caminetto, Antifurto, Pozzo, Giardino, Parco, Frutteto, Vigneto, Nocciolo
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	277247
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
Autostrada:	2 km
Aeroporto:	85 km

