


Rif: MLZ003

Historic Residence with Park, Swimming Pool and Private Chapel in the Heart of the Alto Monferrato

Euro 1500000

Melazzo

Nestled among the rolling hills of Alto Monferrato, one of the most charming areas of southern Piedmont, this prestigious historic residence enjoys a peaceful countryside setting and is surrounded by a magnificent private park of approximately 8,000 sqm.

Dating back to the early 19th century, the property has preserved all the charm of traditional Piedmontese noble residences. Over the years, it has undergone careful restoration works that have enhanced its authenticity while preserving valuable original features, including period frescoes, antique terracotta floors, wooden ceilings and impressive brick-vaulted cellars.

With a total surface area exceeding 1,340 sqm, the villa is arranged over four levels and offers spacious, bright interiors full of character. The main floor features elegant reception rooms, a dining room, a fully equipped kitchen and service areas. Of particular note is the beautifully frescoed private chapel, a rare feature of significant historical and architectural value that makes this property truly unique.

The sleeping quarters occupy much of the first floor, where several bedrooms with en-suite bathrooms are complemented by study and leisure areas, a historic billiard room, a gym and a stunning panoramic loggia currently used as a wellness area. The upper floor accommodates a charming independent guest area with bedrooms, a kitchen and inviting living spaces characterized by a warm and welcoming atmosphere.

The basement level houses a spectacular wine cellar designed for the storage and tasting of fine wines, perfectly integrated into the historic character of the residence.

Outside, the beautifully maintained park, enriched with ornamental plants and trees, offers numerous areas dedicated to relaxation and outdoor living. The covered swimming pool, sunbathing area, barbecue and wood-fired oven provide the ideal setting for entertaining and enjoying the warmer months. An adjoining plot of agricultural land completes the property and lends itself to a variety of private uses.

The villa is offered with a selection of fine furnishings combining antique pieces and refined contemporary design elements.

A prestigious estate, ideal as an exclusive private residence, a charming country home or a high-end

hospitality venue, strategically located between the Langhe, Monferrato, the Ligurian Riviera and the major cities of Northern Italy.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1800
Stato Immobile:	Ristrutturato
Camere:	5
Bagni:	3
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Est
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Telefono
Materiali Di Facciata:	Intonaco
Superficie Totale Mq:	1054
Superficie Abitabile Mq:	866
Tipo Di Riscaldamento:	Con riscaldamento
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Portico, Posto auto, Tavernetta, Cantina, Solaio, Balconi, Terrazzo, Forno, Piscina, Caminetto, Aria condizionata, Pozzo, Irrigazione automatica, Parco
Opportunità Turistiche In Zona:	Equitazione, Trekking, Enogastronomia
Terreno Mq:	8197
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud
Autostrada:	36km
Primo Centro Abitato:	Acqui Terme 10km
Mare:	50km
Aeroporto:	Genova 77km
Stazione Treni:	Acqui Terme 10km
Locali:	18
Numero Di Piani:	3

