



Villa for Sale in Gabiano

€ 2.900.000 negotiable

Ref. CBI135-2837-1527



800 sq.m | Bathrooms: 13 | Bedrooms: 12 | Rooms: 20

Estate with Pool and Panoramic View - Gabiano (AL)

Nestled in the charming Monferrato hills, along the picturesque road leading to Gabiano, stands an ancient estate, completely renovated with meticulous attention to detail. Once the heart of agricultural activity, it now thrives as a prestigious residence and hospitality facility, where history and contemporary comfort blend in perfect harmony.

The property is located on a privileged plateau, with breathtaking 360° views of the hills and is spread over several levels:
Ground floor: large entrance hall, open-plan kitchen with large windows overlooking the beautiful private park, dining room, double bedroom, and guest bathroom. First floor: a comfortable internal designer staircase leads to the upper floor, where we find a large open-plan living area, bedroom with ensuite bathroom and whirlpool tub with access to a terrace.

The spacious and bright interior spaces blend seamlessly with the outside thanks to the large windows that create a typical Monferrato scene.

The property retains its original rustic charm with exposed beams, resin floors, and unique details, combining modern comforts with an authentic atmosphere.



Outside, an internal courtyard enhances the property's historic atmosphere, while the well-kept garden features a splendid swimming pool, perfect for relaxing and socializing in the summer.

Farmhouse: surrounded by 2 hectares of land, it offers 10 guest rooms, each with a bathroom, relaxation area, breakfast room, and outdoor spaces.
The agritourism business is well established, with excellent reviews and a loyal clientele, both Italian and international.

The property includes fruit trees and organic vegetable gardens, with the option of producing local produce. There is also a panoramic swimming pool, a clay tennis court, a barbecue area, and spaces for private events and weddings.

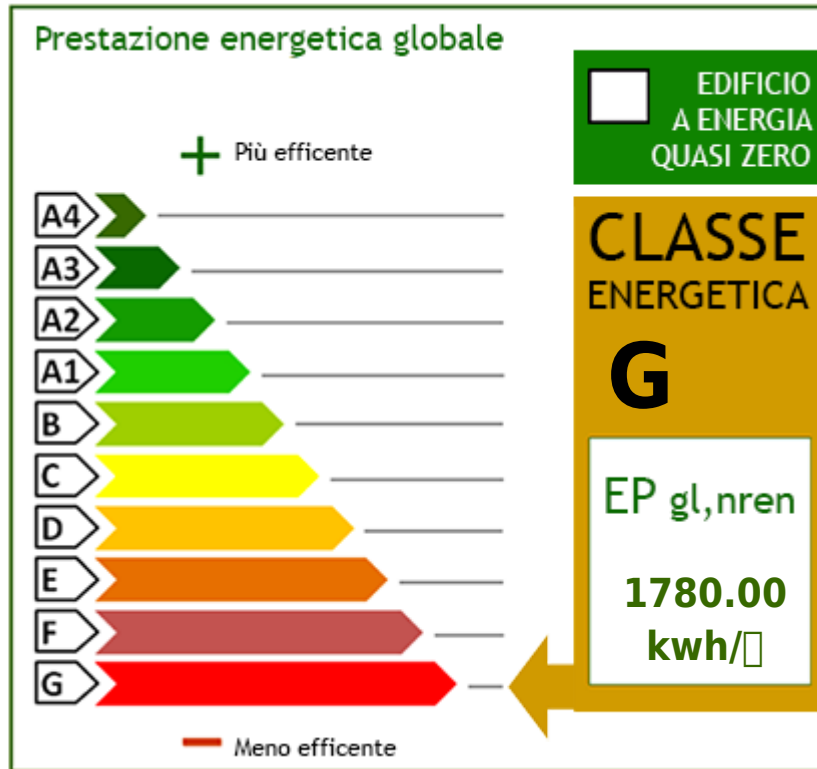
The estate is completed by a typical Monferrato cellar, the "Infernotto," where fine wines can be stored.

This meticulously renovated property is the ideal choice as a primary residence, a prestigious holiday home, or a high-end hospitality facility.

The strategic location, in the heart of Monferrato and a short distance from Milan, Turin and Genoa, guarantees exclusivity, comfort and a landscape of rare beauty.

Property Informations

Address: via Santo Stefano, 11	Bedrooms: 12
Bathrooms: 13	Rooms: 20
Internal condition: Excellent	---> data_operazione <---: 0000-00-00
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Floor: On two levels	Total floors: 2
Parking space: Uncovered	Date of construction: 2005
Current Status: Available after the deed of sale	Terrace: Present
Garden: Private	Kitchen: Open kitchen

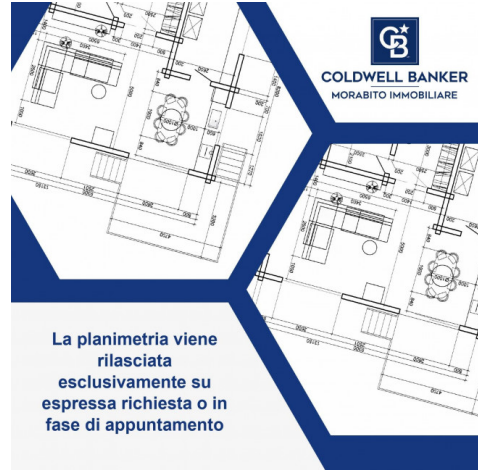












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