



## Villa for Sale in Alessandria

### € 1.250.000 negotiable

### Ref. CBI135-2930-2024



#### **447 sq.m | Bathrooms: 4 | Bedrooms: 6 | Rooms: 6**

Exclusive 18th-century villa with pool, tennis court, and private park - Alessandria

Nestled in the picturesque Alessandria countryside, just minutes from the city center, stands this splendid eighteenth-century villa.

Today, this home represents a perfect balance between history, comfort, and tranquility: a unique place for those who wish to live in a refined setting, surrounded by greenery, yet still be close to essential amenities.

The villa extends over approximately 447 square meters and offers six bedrooms, five bathrooms, an eat-in kitchen and four living rooms, including one converted from the ancient private chapel.

Each room retains an authentic atmosphere, with original details that tell the story of the house.

Next to the main building there is an annex of approximately 80 m<sup>2</sup>, perfect for service staff or caretakers.

Outside, the property opens onto a large park of over 7,000 square meters, with 500 square meters of private woodland and pleasant paths immersed in nature.

The tennis court and large swimming pool are the heart of this relaxing oasis: ideal places to spend days outdoors, host dinners, parties, or simply enjoy the peace that only the countryside can offer.

A unique property, where every detail tells a story and every corner invites you to slow down, breathe, and live in harmony with nature. The location is truly strategic: just a few steps from the center of Alessandria, convenient for reaching Turin, Milan, and Liguria.



## Certification

Energy Class: G

## Property Informations

**Address:** strada Cerca, 120

**Zip Code:** 15120

**Bedrooms:** 6

**Bathrooms:** 4

**Rooms:** 6

**Internal condition:** Good

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**Floor:** On two levels

**Total floors:** 2

**Date of construction:** 1753

**Current Status:** Available after the deed of sale

**Garden:** Private, 7.000 sq.m

**Kitchen:** Eat-in kitchen











