



## Villa for Sale in Volpedo

### € 1.850.000 negotiable

### Ref. CBI135-2953-2130



**546 sq.m | Bathrooms: 4 | Bedrooms: 3 | Rooms: 15**

Prestigious villa in Volpedo (AL)

Just twenty minutes from Tortona, in the renowned village of Volpedo-listed among the "Most Beautiful Villages in Italy" and renowned for its peaches, strawberries, and Timorasso wine-we offer for sale a charming 18th-century villa, formerly the Marquis Malaspina's hunting lodge. The property, which underwent a significant designer renovation completed in 2021, is surrounded by approximately 10 hectares of private land with an orchard, olive grove, woods, vineyards, and a large, picturesque lake.

The residence

The residence extends over multiple levels: two floors above ground, a basement, and a subterranean level with spectacular vaulted cellars. The carefully enhanced architectural layout preserves original stone columns and walls, vaulted ceilings, and exposed brick, seamlessly integrated with cutting-edge technical and plant solutions.

On the ground floor, the entrance hall with a convenient hallway leads into a spacious living room featuring large windows overlooking

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the private lake, offering a striking panoramic view. On the same level are an eat-in kitchen, a convenient laundry room, an additional living room, and a comfortable guest bedroom with an en suite bathroom.

Going up to the first floor, the layout is divided into two distinct wings. On the right is a living area with a sitting room, a bathroom with a bathtub, and a large terrace with an open view, ideal as an outdoor extension of the living area. On the left is a second living area consisting of a living room, kitchen, bedroom, bathroom, and an additional unfinished space that can be customized to suit individual needs, such as a study, hobby room, or walk-in closet.

The second floor hosts a spacious double bedroom, characterized by generous dimensions and a high sense of privacy, ideal as a master bedroom.

The basement level features an elegant wellness area with a swimming pool, designed to offer moments of relaxation in an exclusive setting. Further down, you reach the lower level, where the well and the evocative stone-vaulted cellars are located. These charming spaces are perfect for use as a wine cellar, tasting area, or a charming social space.

**Wellness & Leisure**

Pool: Elegant indoor and heated pool, available year-round, equipped with dedicated services and large windows overlooking the greenery. Outdoor spaces: Private park with lawns, cultivable areas and lake views, perfect for relaxation and events.

**Appliances and equipment**

Cellars: two charming renovated cellars with original stone and brick vaulted ceilings  
 Garages: three large garages  
 Agricultural services: construction for tool shed  
 Outdoor living: large porch with provisions for a barbecue area  
 Utility rooms: numerous support rooms for different uses

The property combines absolute privacy with convenient connections to Tortona and the surrounding towns. The landscape of the Tortona Hills, the agricultural and winemaking tradition (Timorasso), and the historical prestige of Volpedo make this residence one of a kind: an elite solution for those seeking a perfect balance of charm, nature, and technology.

**Certification**

**Energy Class:** E

**Property Informations**

**Address:** Strada Clementina, 16

**Zip Code:** 15059

**Bedrooms:** 3

**Bathrooms:** 4

**Rooms:** 15

**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:** 1700

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

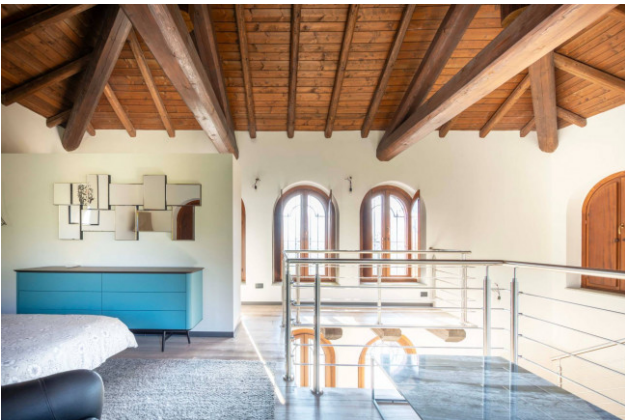
**Balconies:** Present

**Terrace:** Present

**Garden:** Private, 10.000 sq.m

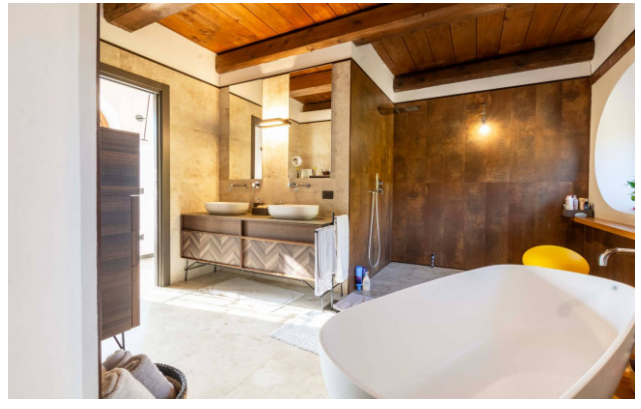
**Kitchen:** Eat-in kitchen

**Garage:** for three cars



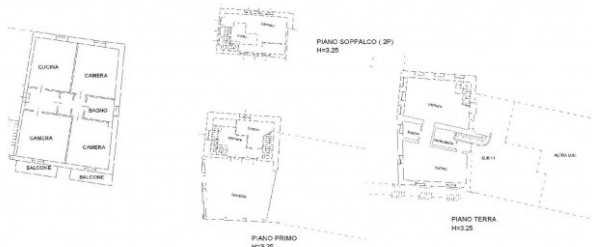
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