



Villa for Sale in Nizza Monferrato

€ 1.200.000

Ref. CBI112-2916-301432



803 sq.m | Bathrooms: 7 | Bedrooms: 10 | Rooms: 14

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Surrounded by complete privacy, the residence spans approximately **800 sqm** and **offers ten serene bedrooms and seven bathrooms**, arranged across luminous interiors that invite rest, beauty and contemplation. Every room opens onto a tableau of rolling hills and endless skies, creating a rare and soothing sense of harmony.

The property is embraced by its private vineyard and generous land, evoking the atmosphere of an intimate wine retreat-perfect for those seeking an authentic and sophisticated connection with the countryside.

Enhanced by a high energy-class rating, the estate gracefully blends historic charm with modern comfort, meeting the expectations of the most discerning international buyers.

A swimming pool can be installed, according to the Municipality.

The entire estate has been designed according to the highest standards of energy efficiency.

Two state-of-the-art photovoltaic systems, combined with solar thermal panels and advanced battery storage units, ensure exceptional energy autonomy and a remarkably sustainable management of daily consumption.

The property also features two dedicated charging stations for electric vehicles, discreetly integrated into the estate's layout.

Whether envisioned as a refined private home, a countryside haven for long summer seasons, or an elegant boutique hospitality project, this property offers a timeless invitation to experience the Italian countryside at its most enchanting.

Gruppo Bodini

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Land details:

- 5,000 m² garden
- 2,530 m² woodland
- 1,920 m² vineyard
- 8,200 m² arable land (cultivated field)

Property Informations

Address: strada provinciale 40

Zip Code: 14049

Bedrooms: 10

Bathrooms: 7

Rooms: 14

Internal condition: Restored

---> data_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 954.41

: 0000-00-00

Floor: On two levels

Total floors: 2

Parking space: Covered

Date of construction: 1800

Current Status: Available after the deed of sale

Terrace: Present, 100 sq.m

Garden: Private, 5.000 sq.m

: 20

: 10

Kitchen: Present

Garage: for two cars, 23 sq.m

: Yes













