Gruppo Bodini
Via Passione, 7 - 20122 Milano
Phone number +39 0289776541

Villa for Sale in Nizza Monferrato
€ 1.200.000
Ref. CBI112-2916-301432



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

This exclusive estate, nestled within the enchanting landscape of the Monferrato hills, spans approximately 800 sqm and comprises two independent residences: the main villa and an elegant guest house.
The main residence is arranged over multiple levels. On the ground floor, a charming tavern with an adjoining storage area and patio—once used for wine production—preserves the authentic character of the property's heritage.
The first floor features a bright and refined living room, alongside a kitchen with direct access to a spacious panoramic terrace. The living areas have been thoughtfully designed to offer airy, elegant spaces ideal for entertaining, both indoors and outdoors, immersed in the timeless beauty of the surrounding countryside. The primary sleeping quarters include three bedrooms and two bathrooms.
The second floor offers an additional living area with a lounge, four bedrooms, and two bathrooms, providing flexibility for guests or extended family.
The fully independent guest house includes, on the ground floor, a welcoming living area with open-plan kitchen, one bedroom, and a bathroom, while the upper floor hosts three spacious bedrooms and an additional bathroom.
Designed to offer elegance and tranquility, the property stands out for its remarkable versatility: perfectly suited as a prestigious private residence or as a high-end hospitality investment, with the option to dedicate even just the guest house to short-term rentals.
Each window frames breathtaking natural views of rolling hills and endless skies, creating a rare sense of harmony. The estate is surrounded by its own private vineyard (Freisa and Pinot), along with expansive land that enhances its exclusivity and deep connection to the territory.
Built to the highest energy efficiency standards, the property seamlessly combines traditional charm with modern comfort. It features two state-of-the-art photovoltaic systems, solar thermal technology, and battery storage, ensuring advanced energy autonomy and

sustainable consumption. Two electric vehicle charging stations are also integrated within the estate.
High-performance windows and next-generation insulation guarantee exceptional living comfort throughout the year while significantly reducing operating costs.
There is also the possibility to install a swimming pool, further enhancing the appeal of this unique property.
Land details:

- 5,000 sqm garden
- 2,530 sqm woodland
- 1,920 sqm vineyard
- 8,200 sqm arable land

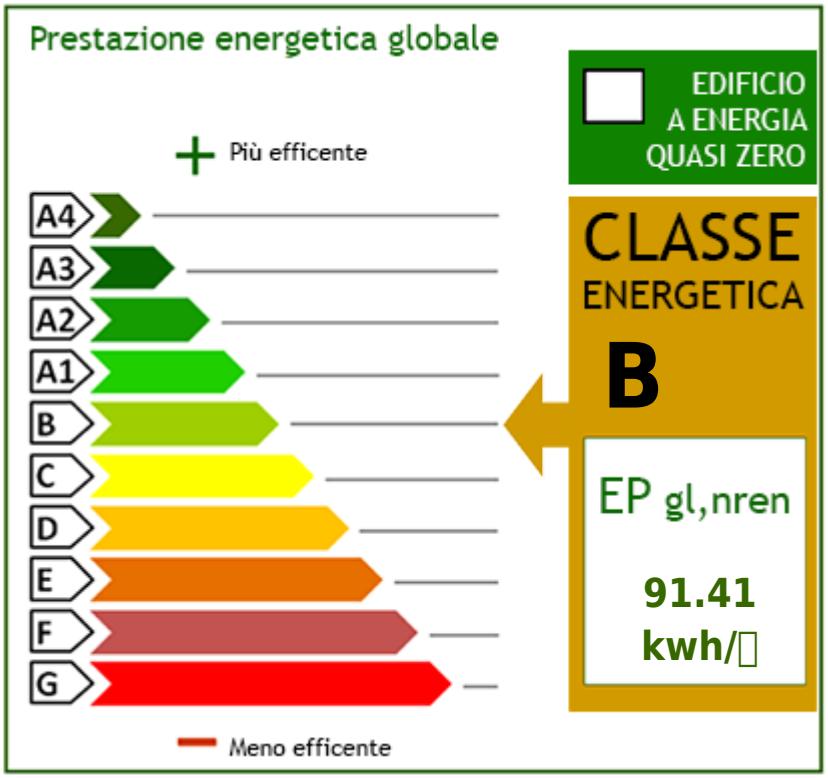
An elegant private residence or a refined hospitality project, this estate represents an invitation to experience the Italian countryside at its most authentic and captivating.
For further information or to arrange a viewing:
T. +39 0289776541
E-mail: bodinimilano@cbitaly.it

Web: www.gruppobodini.com

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

Gruppo Bodini
Via Passione, 7 - 20122 Milano
Phone number +39 0289776541











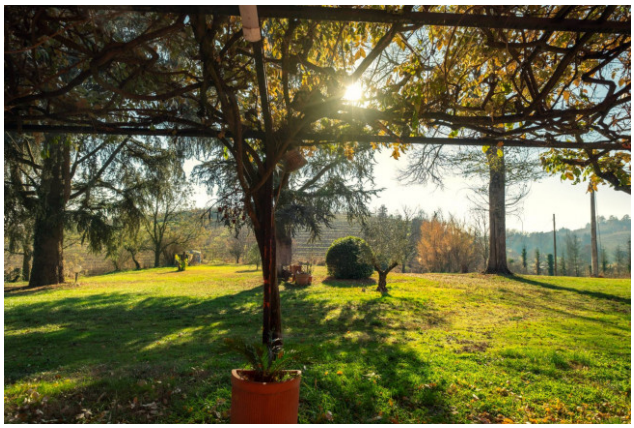








Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962











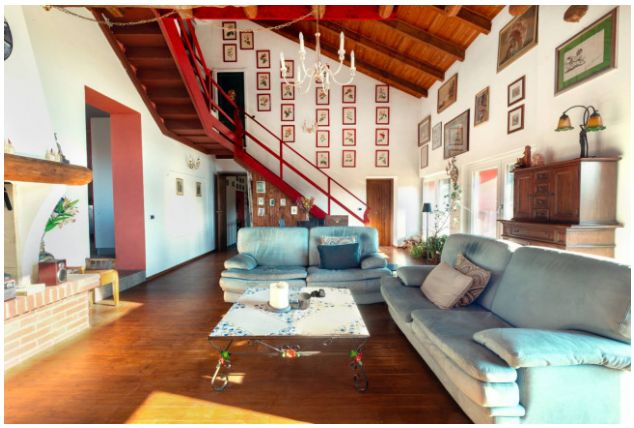






Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962













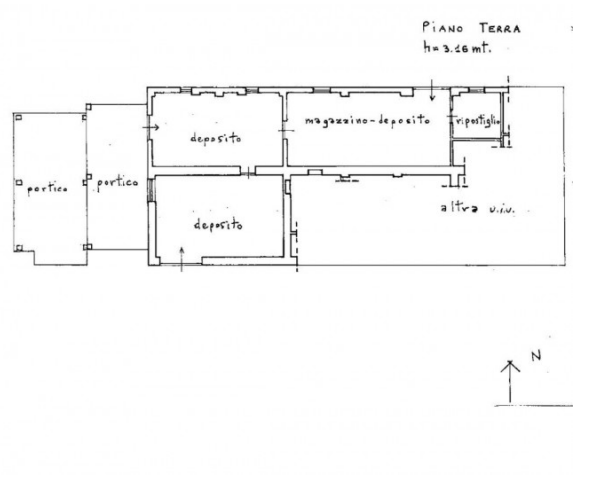


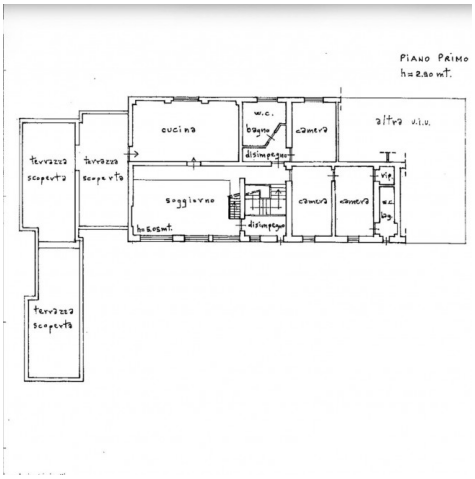


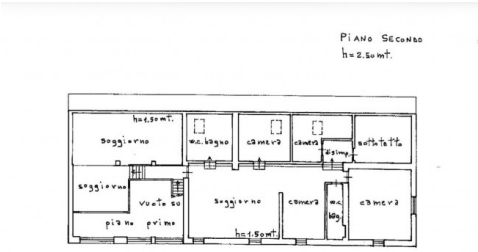
Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

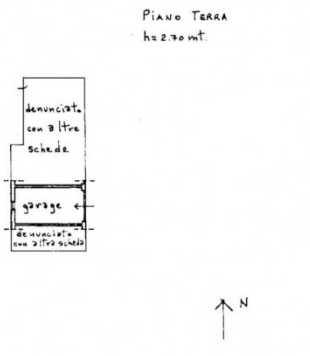


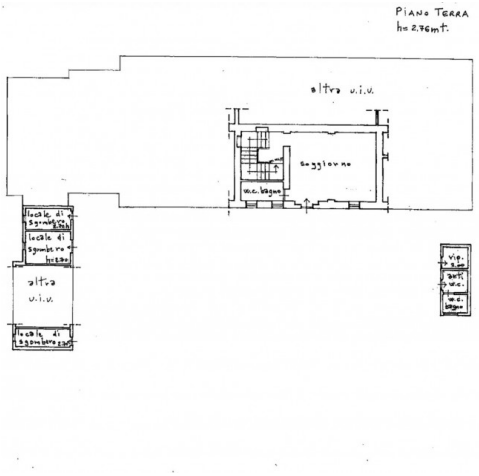


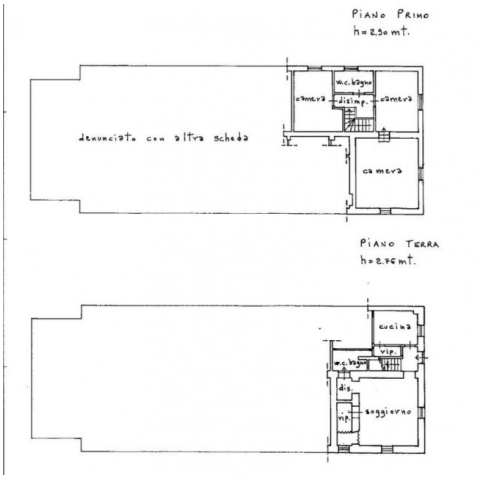












Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962