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

Villa for Sale in Sala Monferrato

€ 1.390.000

Ref. CBI112-2916-301496



855 sq.m | Bathrooms: 5 | Bedrooms: 6 | Rooms: 7

Luxury Restored Farmhouse for Sale in Monferrato UNESCO Hills with 3 Hectares, Panoramic Views and A++ Energy Rating

In the charming village of Sala Monferrato, in the heart of the UNESCO-listed hills of Monferrato, we offer for sale an elegant fully renovated traditional farmhouse, set in a panoramic and private position approximately one kilometer from the town center.

The property enjoys open views over the surrounding rolling hills and the historic village, offering a balanced combination of privacy, tranquility, and convenient access to local amenities.

The estate has undergone a complete renovation, carried out with a strong focus on sustainability and energy efficiency. Original architectural features—such as exposed brick ceilings and traditional stone masonry—have been carefully preserved and enhanced, while integrating modern systems to ensure comfort and low operating costs.

The residence is arranged over two main levels plus a basement, featuring spacious, bright interiors with generous ceiling heights.

The ground floor includes:

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- entrance hall
- expansive open-plan living area with kitchen and lounge
- two bathrooms
- a tavern with a second kitchen
- laundry and technical rooms
- garage

The basement hosts a charming wine cellar, ideal for storage and tasting.

The first floor is organized as follows:

- guest area with a suite, bathroom, and walk-in wardrobe
- two additional bedrooms
- gym
- master area with two bedrooms, a large bathroom, and a master suite with private dressing room and en-suite bathroom

Externally, the property features:

- a large covered portico for outdoor dining and entertaining
- garden
- approximately 30,000 sqm (7.4 acres) of private land

From a technical standpoint, the property is rated energy class A++, thanks to advanced insulation and modern systems designed to reduce consumption and emissions.

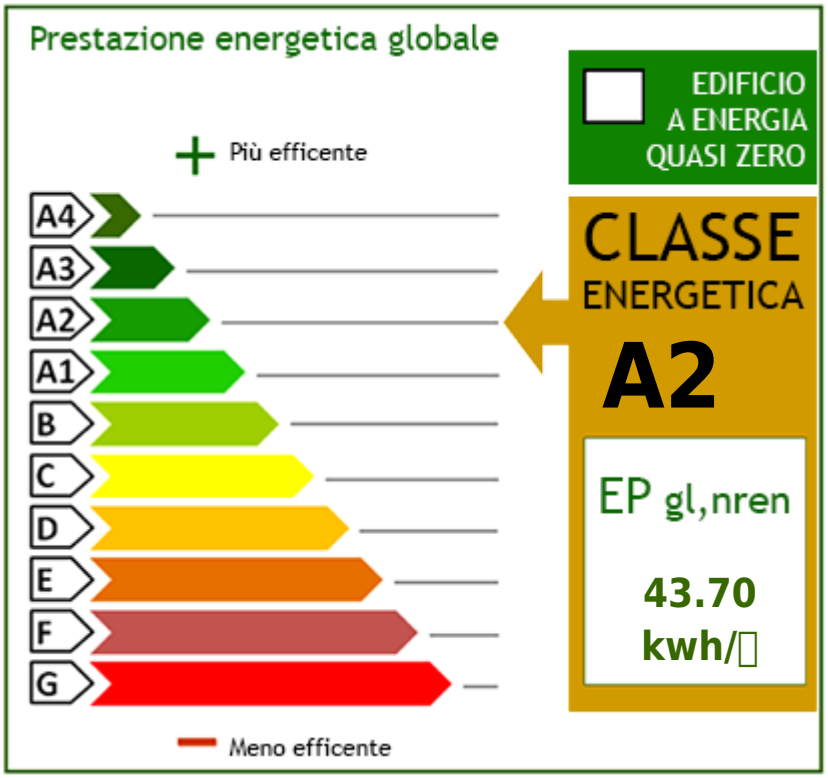
Finishes respect the original character of the farmhouse, combining authenticity with functionality.

This property is ideal both as a primary residence and as a refined second home, offering space, privacy, and a strong connection with the surrounding landscape.

Property Informations

Address: Cascina fava, 18	**Bedrooms**: 6
Bathrooms: 5	**Rooms**: 7
Internal condition: Restored	**---> data_operazione <---**: 0000-00-00
: 0000-00-00	**Floor**: Multilevel
Total floors: 2	**Suitable for Students**: Yes
Date of construction: 1850	**Current Status**: Available after the deed of sale
Balconies: Present	**Garden**: Private
Kitchen: Eat-in kitchen	**Garage**: for two cars
: Yes	

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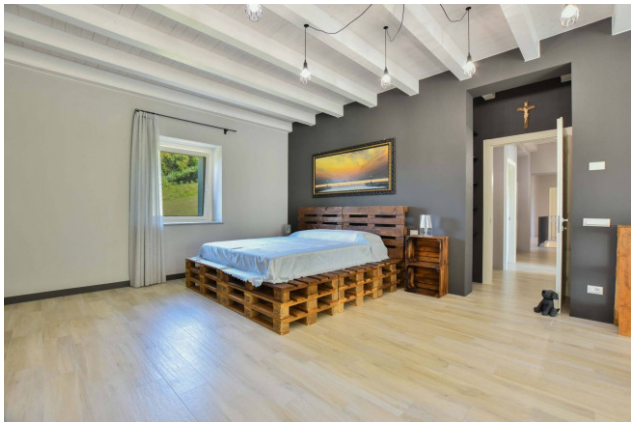










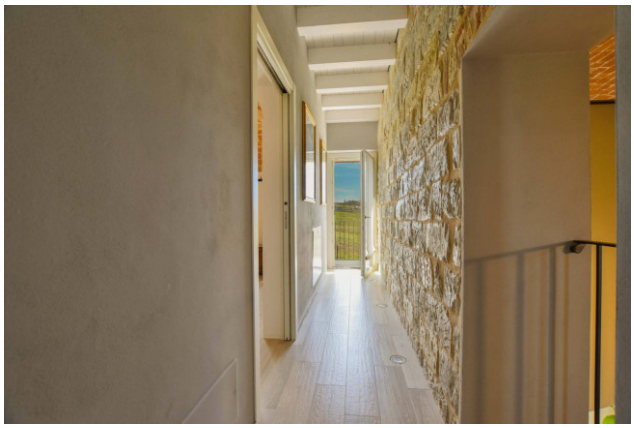






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