

FOR SALE



E&V

Engel & Völkers

AGENCY — ALASSIO

CALLIANO — PIEMONTE

## Authentic dwelling in dream location

€ 1.600.000

PRICE

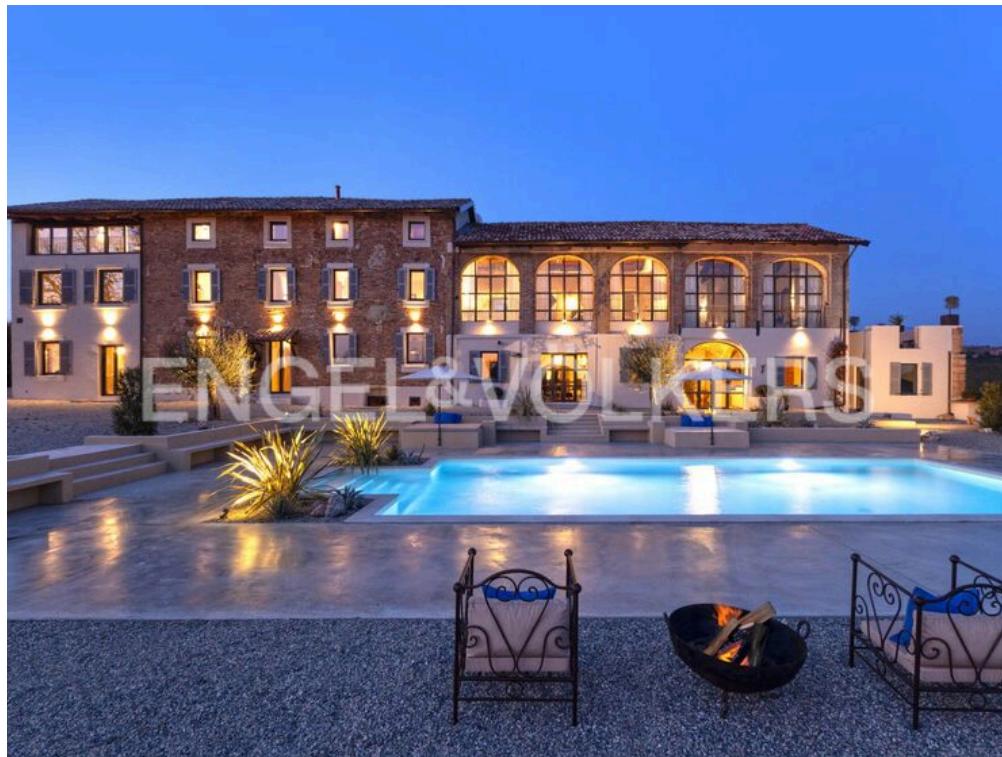
894 m<sup>2</sup>

SQUARE METRES

5

ROOMS

# The Spaces





## DESCRIPTION


# Authentic dwelling in dream location


Driving up the private road that winds among rows of vines and fields of sunflowers, one reaches a splendid, totally renovated dwelling that seems to have always belonged to the landscape that surrounds it. The brick profile, the roof of ancient tiles, the light that caresses the facades tell of a discreet, authentic beauty, deeply linked to the land of Monferrato. The surrounding garden, with its panoramic swimming pool, olive trees, and orchard, acts as a trait d'union with the surrounding countryside and leads us directly to step through the door of this incredible home. The main entrance retains the charm of old Piedmontese farmhouses: the large stone staircase introduces the different rooms and guides the eye to the everyday living spaces. The ground floor opens into a flowing sequence of convivial areas, such as the dining room with fireplace, the imposing charming kitchen with vaulted brick ceilings, and the living room that, thanks to its large openings, lives in constant dialogue with the garden and swimming pool. The original materials,

expertly recovered, restore warmth and authenticity to each room. The sleeping area, articulated on several levels, is organized in large and independent spaces capable of offering comfort and privacy to each guest. The master suite, carved out of the entire space of the former barn, now brightly lit thanks to floor-to-ceiling windows, presents itself as an authentic dwelling within the dwelling: a generously sized living room with a private terrace introduces the master bedroom equipped with two walk-in closets and en suite bathroom, all in a perfect balance between intimacy and spaciousness. The two cellars, located in the basement, preserve the charm of the original structure: brick vaults, soft light and harmonious proportions that tell the agricultural history of the house and the territory. Although developed in a single body, the property is designed to ensure autonomy and privacy, with charming spaces that wink at the language of contemporary elegance: a house that does not flaunt, but reveals its authentic beauty step by step.

 **894 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **7**  
BATHROOMS

 **€ 1.600.000**  
PRICE

## FEATURES



WIDE SPACES



CELLAR



NEW BUILDING



SWIMMING POOL



MORE THAN 5 ROOMS



**E&V**

Engel & Völkers

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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