



Arenzano Immobiliare Di Presciutti & C. s.a.s

AGENCY — ARENZANO

OVADA — PIEMONTE

## Ovada, Piedmont - Historic Villa of Significance

€ 990.000

PRICE

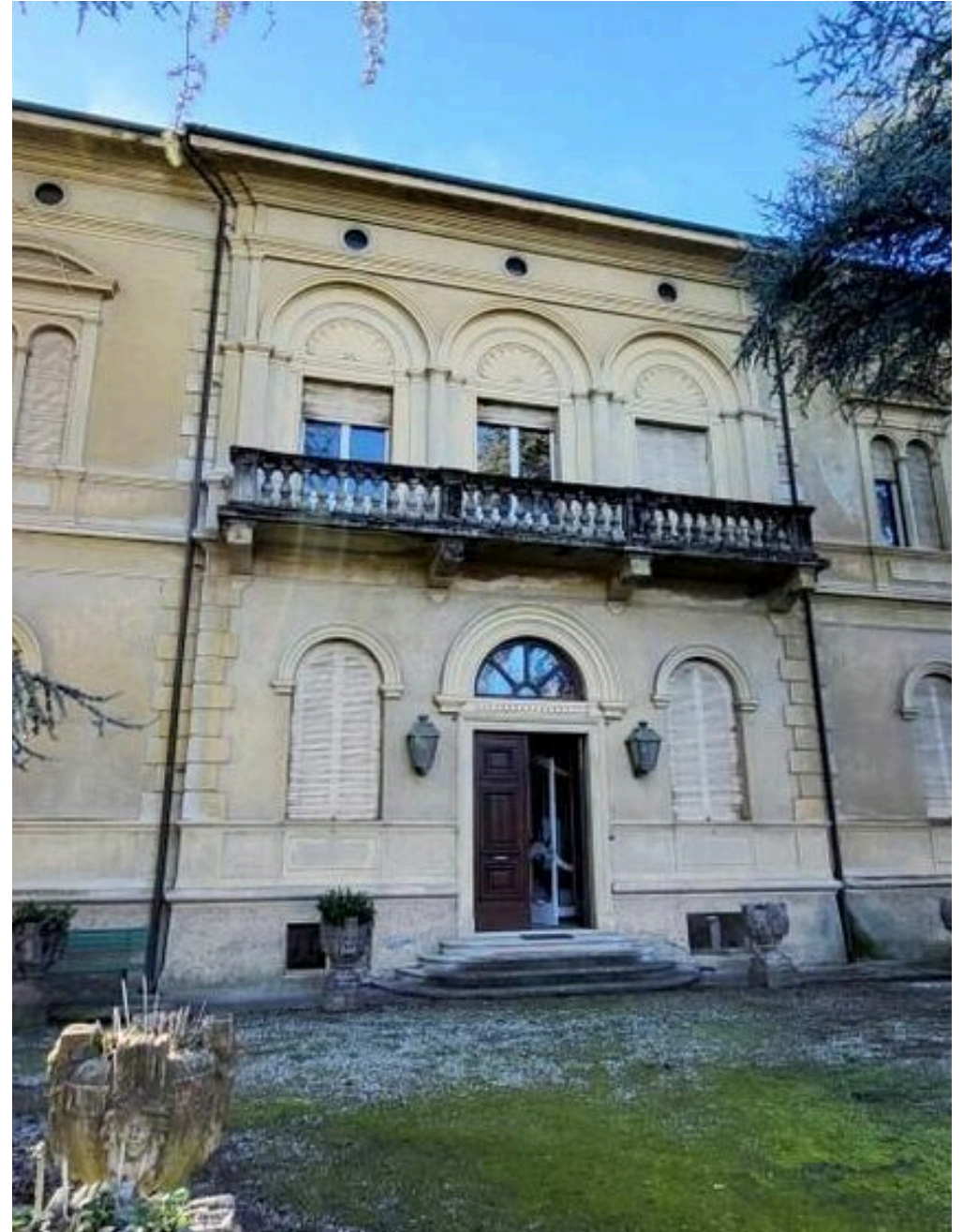
1200 m<sup>2</sup>

SQUARE METRES

5

ROOMS

# The Spaces





## DESCRIPTION


# Ovada, Piedmont - Historic Villa of Significance


Strategically located between the renowned wine-growing hills of Monferrato and the splendid Ligurian Riviera, we are offering an elegant period villa from the 1930s in Ovada, characterized by great architectural charm and extraordinary potential. The property spans approximately 1,200 m<sup>2</sup>, spread across multiple levels, and includes spacious reception rooms, a picturesque panoramic tower, a habitable attic, and characteristic cellars—spaces that retain the charm of the era and offer numerous opportunities for enhancement. The entire property is nestled within a private park of approximately 2,500 m<sup>2</sup>, ensuring privacy and a setting of great prestige. Thanks to its substantial size, the layout of the spaces, its architectural charm, and its strategic location between Piedmont and Liguria, the property represents a unique

opportunity both as a prestigious private residence and for a redevelopment project suited to a variety of uses. It is ideally suited for the development of a boutique hotel, a wellness center, a venue for events and weddings, a high-end hospitality facility, a food and wine campus, exclusive residences, a medical center or clinic, as well as spaces dedicated to corporate and professional activities, in compliance with the permitted uses and authorizations required by current regulations. The property represents an attractive investment opportunity, with significant potential for appreciation through a targeted redevelopment project capable of enhancing its architectural value and increasing its economic potential. The garage building, which provides parking and additional services, is available for separate purchase.

 **1200 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **3**  
BATHROOMS

 **€ 990.000**  
PRICE

## FEATURES



GARDEN



PARK



MORE  
THAN 5  
ROOMS



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## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



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