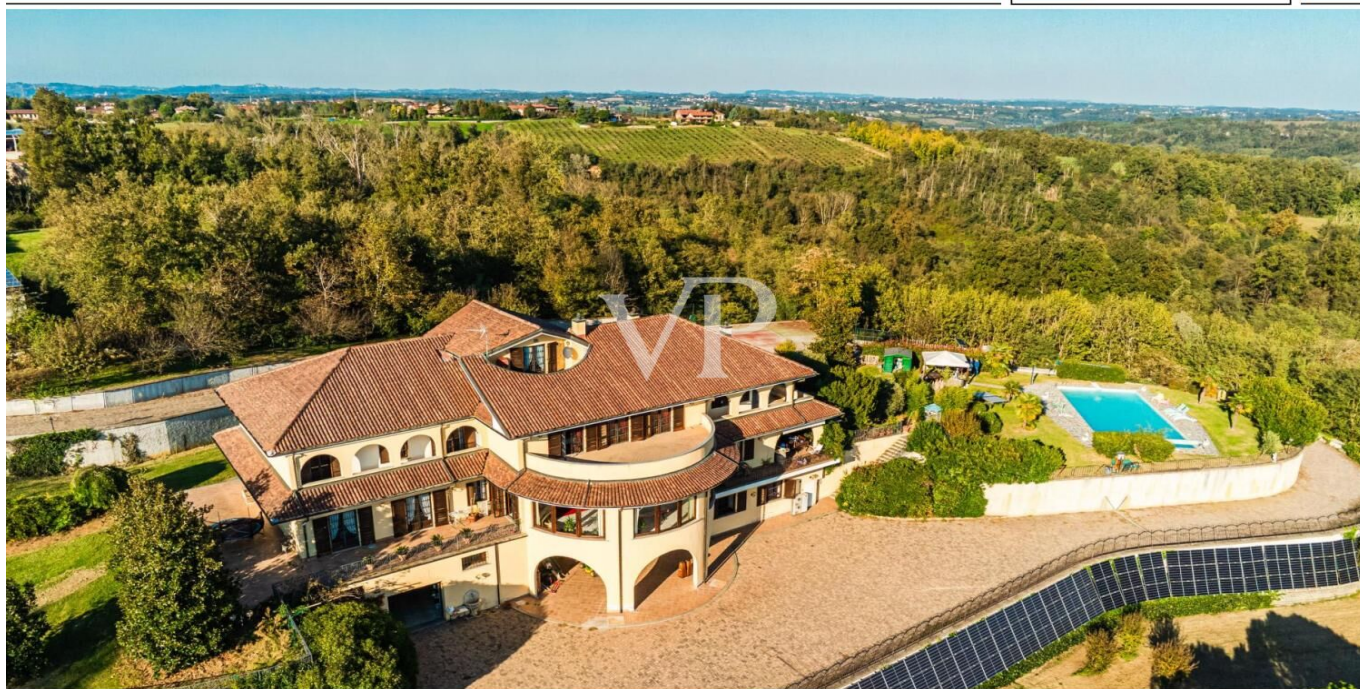


Valfenera - Piemonte

# Luxury villa with pool in the hills of Monferrato

Property ID: IT252942551



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 0 EUR • ROOMS: 30 • LAND AREA: 15.000 m<sup>2</sup>**

**Property ID: IT252942551 - 14017 Valfenera - Piemonte**

- At a glance
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Property ID: IT252942551 - 14017 Valfenera - Piemonte

## At a glance

Property ID	IT252942551	Purchase Price	On request
Rooms	30	Commission	Onder voorbehoud van commissie
Bedrooms	10	Total Space	ca. 1.600 m <sup>2</sup>
Bathrooms	8	Equipment	Terrace, Swimming pool, Fireplace
Year of construction	2000		
Type of parking	6 x Other		

Property ID: IT252942551 - 14017 Valfenera - Piemonte

## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy certificate valid until	09.12.2035	Final Energy Demand	88.93 kWh/m <sup>2</sup> a
		Energy efficiency class	B
		Year of construction according to energy certificate	2000

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## The property



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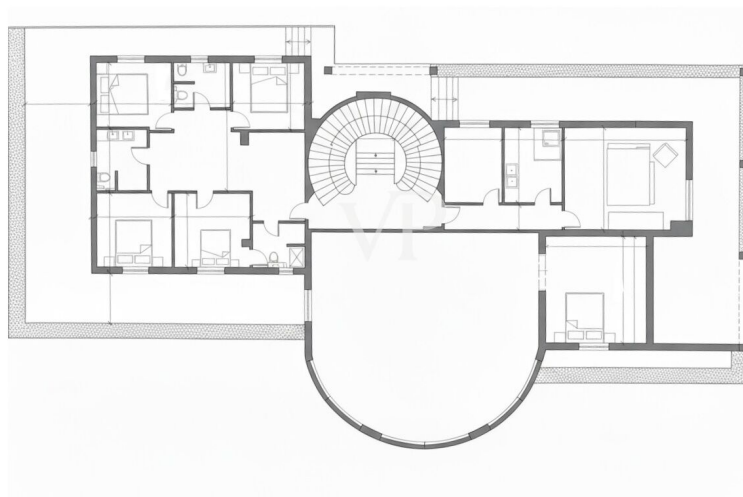
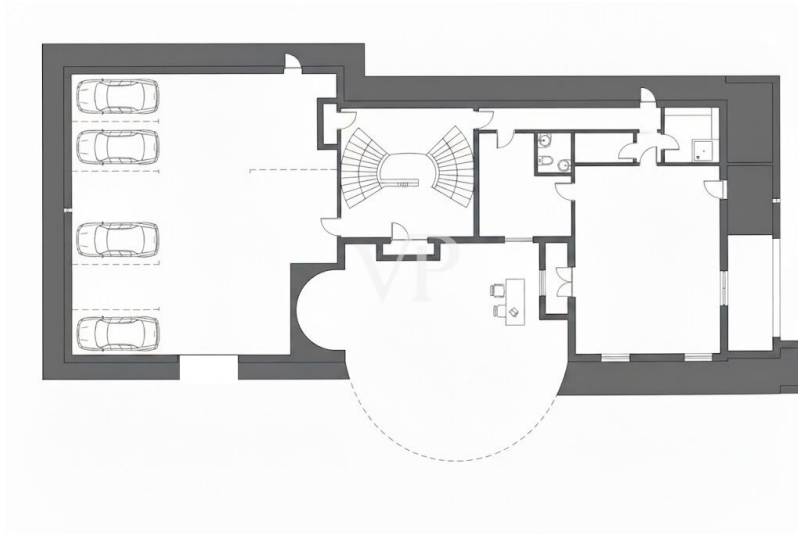
Property ID: IT252942551 - 14017 Valfenera - Piemonte

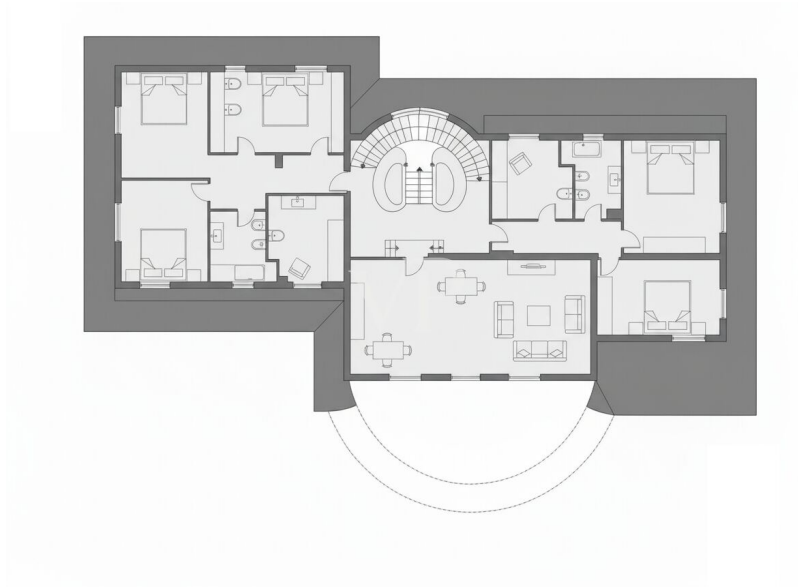
## The property



Property ID: IT252942551 - 14017 Valfenera - Piemonte

## Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

**Property ID: IT252942551 - 14017 Valfenera - Piemonte**

## A first impression

On the beautiful hills of Monferrato, just a few minutes from Valfenera and only half an hour from Turin, Asti and Alba, stands this prestigious 1,600 sq. m. villa, a perfect blend of luxury, privacy and comfort.

The property is immersed in a private park of 15,000 sqm, designed to offer an exclusive living experience. Inside are a swimming pool, a regulation tennis court, an orchard, a pond and a vegetable garden area with greenhouse, all served by two convenient driveways.

Spread over three levels with a total of 30 rooms, the mansion opens with a majestic entrance dominated by a marble staircase. The ground floor houses the spacious reception areas: living room, dining room and eat-in kitchen, which dialogue perfectly with the outdoors thanks to a large porch with barbecue area. On this same level is a guest sleeping area with three bedrooms, three bathrooms and a study, surrounded by a perimeter terrace.

The second floor is a true retreat for family and relaxation, consisting of seven additional bedrooms, four bathrooms, a large panoramic terrace and an entire wing dedicated to leisure time with a game room, reading area and gym.

The property is completed by a capacious basement that includes an apartment for the janitor, cellars and a six-car garage, enhanced by two electric charging stations connected to the villa's photovoltaic system. Maximum peace of mind guaranteed by modern alarm and video surveillance systems.

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## Details of amenities

- 3 terraces
- Private park of 15,000 sqm
- Private swimming pool
- Regulation tennis court
- Planted trees
- 1 Orchard
- Small pond with fish
- Two separate driveways
- Dedicated vegetable garden and greenhouse area
- Marble staircase
- Cellar
- Independent apartment for the janitor
- State-of-the-art alarm and video surveillance system
- Photovoltaic system for high energy savings

**Property ID: IT252942551 - 14017 Valfenera - Piemonte**

## All about the location

Via Sant'Andrea 21 is located in the heart of Valfenera, a small and quiet town in the province of Asti, nestled in the picturesque hills of Monferrato, a UNESCO heritage site. The area is mainly residential, ideal for those seeking a serene setting in contact with nature.

Nearby are basic commercial activities, professional offices and useful services for daily life. The Sanctuary of St. Andrew is an important cultural and religious landmark for the local community. Although it is a quiet hamlet, Valfenera offers opportunities for leisure and maintains a cozy and familiar atmosphere.

**Property ID: IT252942551 - 14017 Valfenera - Piemonte**

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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