

Valfenera – Piemonte

# Luxury villa with pool in the hills of Monferrato

Property ID: IT252942551



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

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## At a glance

Property ID	IT252942551
Rooms	30
Bedrooms	10
Bathrooms	8
Year of construction	2000
Type of parking	6 x Other

Purchase Price	On request
Commission	Onder voorbehoud van commissie
Total Space	ca. 1.600 m <sup>2</sup>
Equipment	Terrace, Swimming pool, Fireplace

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## 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/m²a
		Energy efficiency class	B
		Year of construction according to energy certificate	2000



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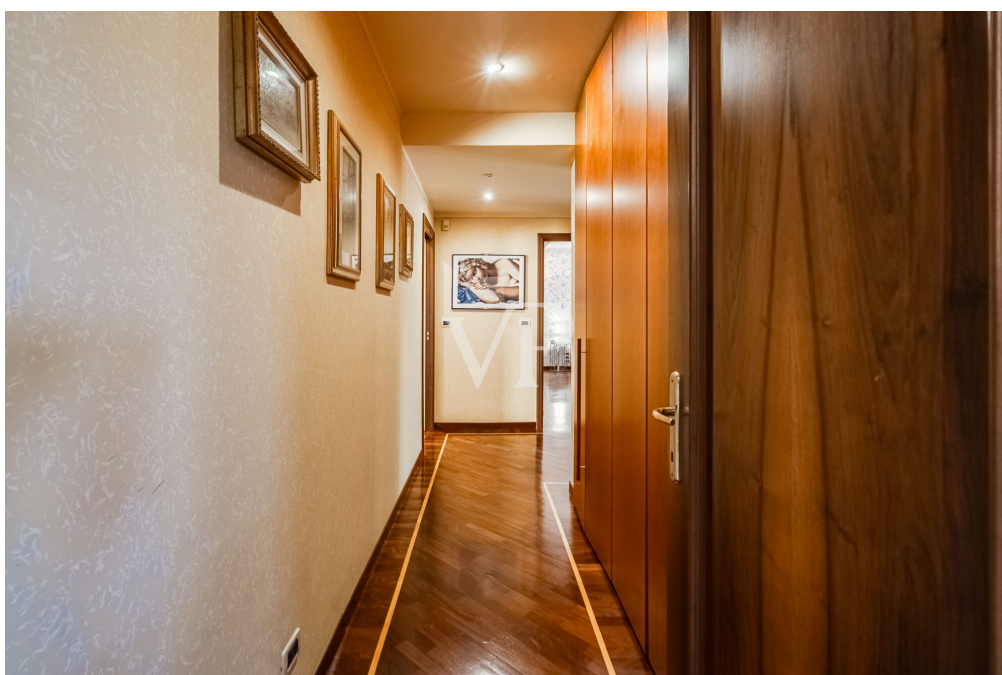
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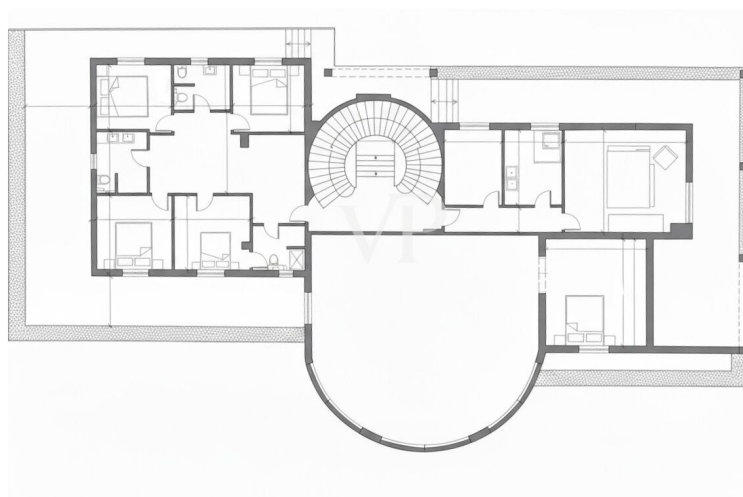
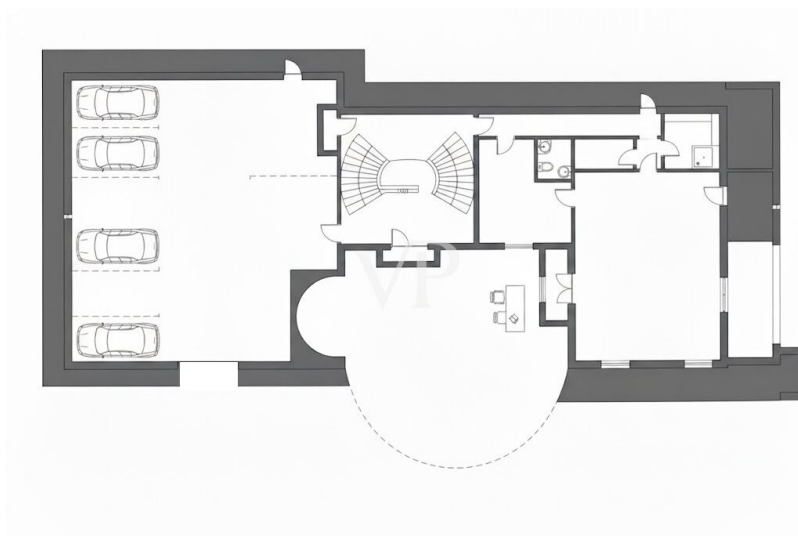
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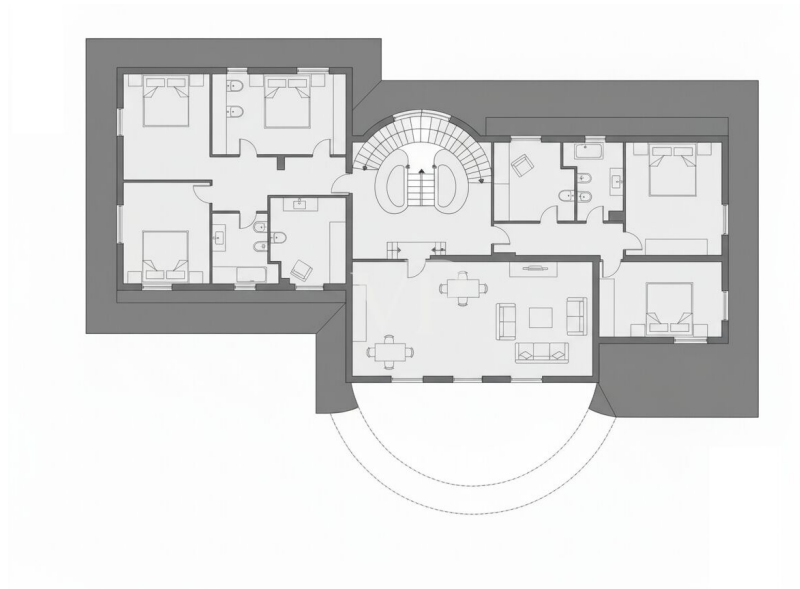




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## Floor plans





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.



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## A first impression

Luxury Villa On The Hills Of Monferrato:

An Exclusive Oasis with Pool, Tennis and Breathtaking Views

Nestled in the picturesque scenery of the Monferrato hills, this prestigious villa offers an unparalleled living experience. Enjoy spectacular panoramic views and the absolute tranquility of greenery while remaining only 3 minutes from the center of Valfenera.

The location is strategically perfect for those who want the luxury of the countryside without sacrificing convenience:

Only 30 minutes from Turin, Asti and Alba.

Immediate proximity to the A21 highway entrance.

The property is a true private park of 15,000 sq. m., an oasis of well-being and enjoyment that includes:

Private swimming pool and regulation tennis court.

Extensive lawns, planted trees and a lush orchard.

A charming small pond with fish.

Dedicated area for vegetable garden and greenhouse.

Two separate driveways for maximum convenience.

The sumptuous residence, spread over three floors, boasts a living area of 1,600 square meters and 30 rooms, designed to comfortably accommodate large families and receive guests with elegance. An imposing marble staircase welcomes guests to the main entrance.

GROUND FLOOR (Living & Guest Area):

Main entrance and staircase lobby.

Bright living room and formal dining room.

Eat-in kitchen with second entrance.

Large covered porch equipped with barbecue area, ideal for outdoor dining.

First Night/Household Area with 3 bedrooms, 3 bathrooms, hallway and a study.

A large terrace surrounding the entire sleeping area.

FIRST FLOOR (Main Night & Relaxation Area):

Second Night Zone with 3 bedrooms and 2 bathrooms plus terrace.

Third Night Zone with 4 bedrooms and 2 bathrooms.

Leisure Spaces: Lounge/Playroom, reading area and relaxation area with gym.

Large panoramic terrace.

GROUND/FIRST FLOOR (Facilities):

Garage of 6 parking spaces with 2 charging columns for electric vehicles powered by photovoltaic system.

Independent apartment for the janitor.

Cellar, central heating room and access to the crawl space.

The villa is equipped with the most modern amenities to ensure efficiency and safety:

State-of-the-art alarm system and video surveillance.

Photovoltaic system for high energy savings.



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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

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## 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.



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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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