Valfenera – Piemonte

Luxury villa with pool in the hills of Monferrato

Property ID: IT252942551



PURCHASE PRICE: 0 • LIVING SPACE: ca. 1600 m^2 • ROOMS: 30 • LAND AREA: 15000 m^2

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At a glance

Property ID	IT252942551
Living Space	ca. 1600 m²
Rooms	30
Bedrooms	10
Bathrooms	8
Year of construction	2000
Type of parking	6 x Other

Purchase Price	Auf Anfrage
House	Single-family house / Detached house
Total Space	ca. 1600 m²
Condition of property	Modernised
Equipment	Terrace, Swimming pool, Fireplace

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Energy Data

Type of heating	Underfloor heating
Energy certificate valid until	09.12.2035

Energy Certificate	Energy demand certificate
Final Energy Demand	88.93 kWh/m²a
Energy efficiency class	B
Year of construction according to energy certificate	2000

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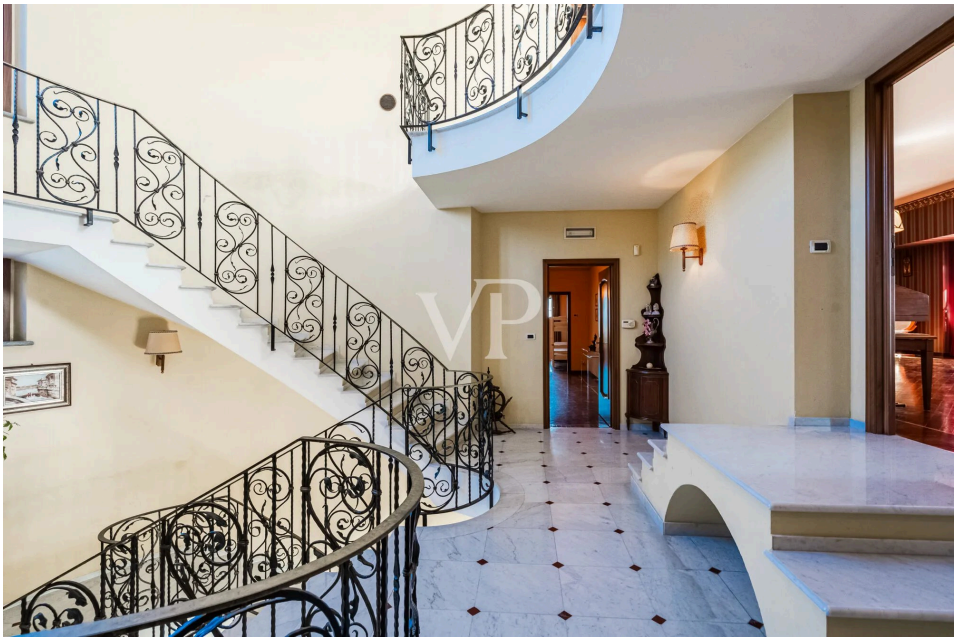
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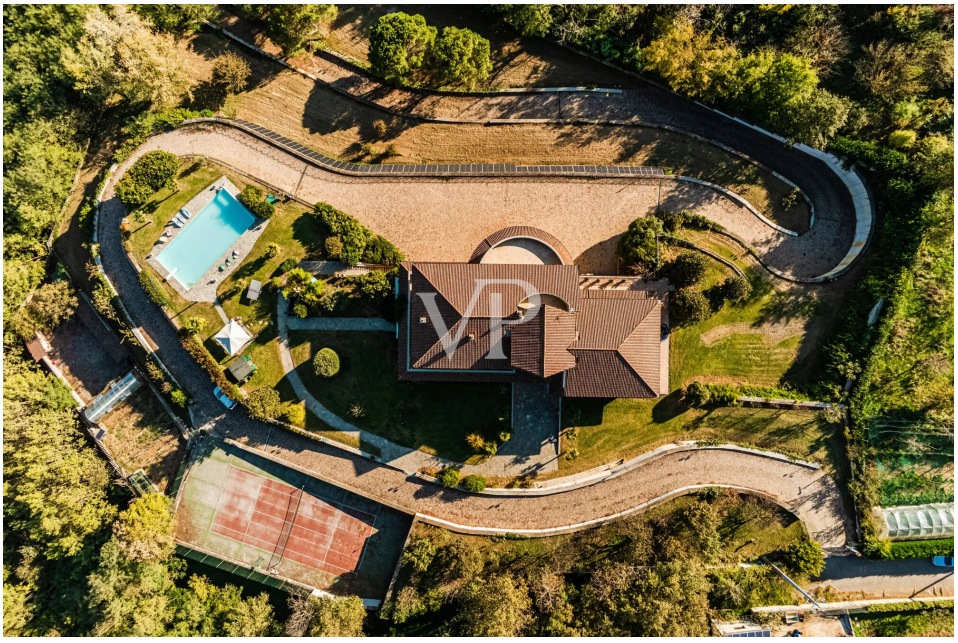




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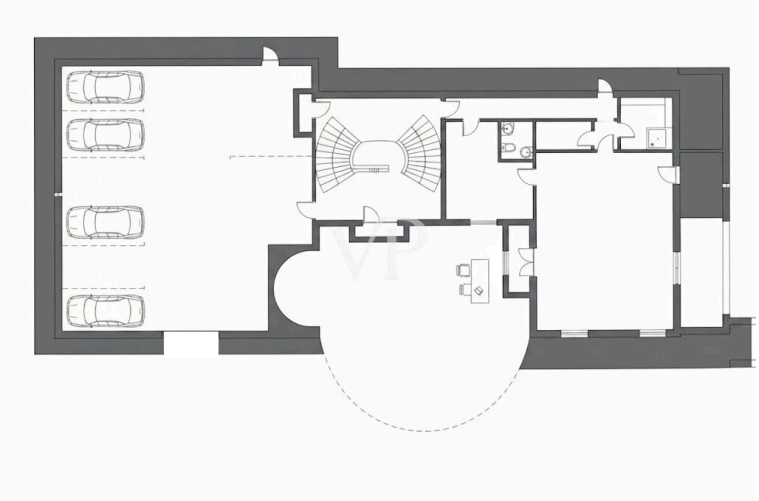
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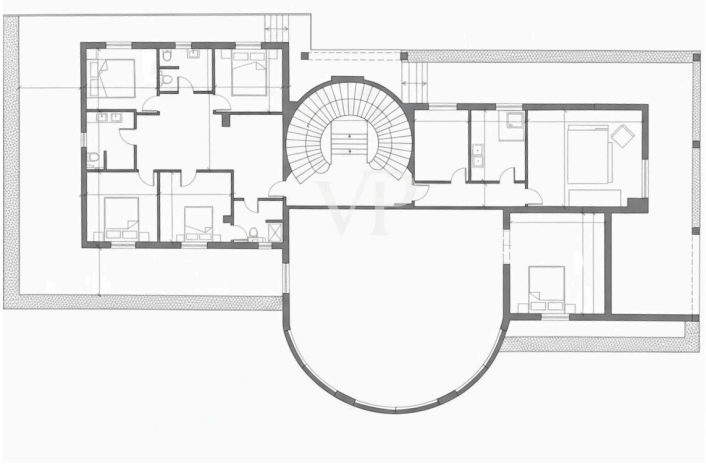




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Floor plans







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

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

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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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