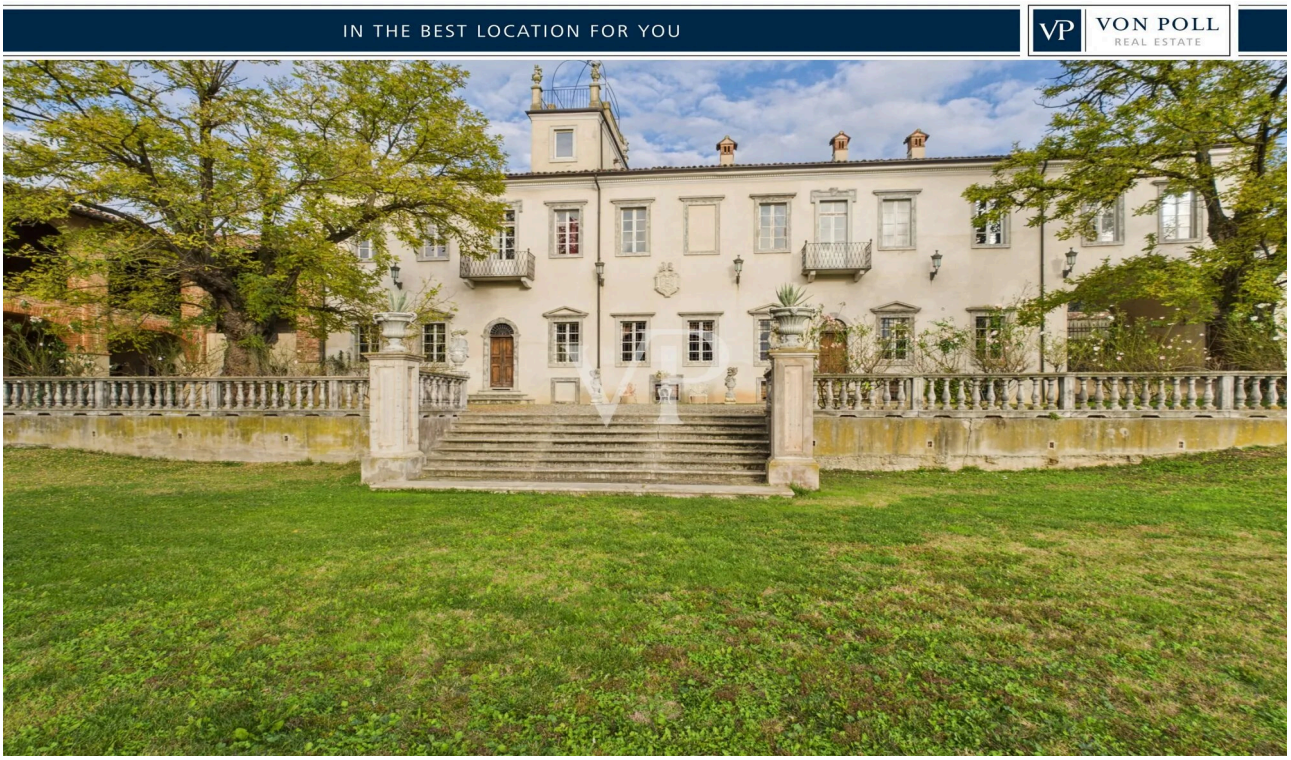
Valenza – Monte

Prestigious historic villa with a private park in the heart of the Monferrato hills

Property ID: IT261253481



PURCHASE PRICE: 900.000 EUR • LIVING SPACE: ca. 689.7 m^2 • ROOMS: 15

Property ID: IT261253481 - 15048 Valenza – Monte

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At a glance

Property ID	IT261253481
Living Space	ca. 689.7 m²
Rooms	15
Bedrooms	4
Bathrooms	4
Year of construction	1930

Purchase Price	900.000 EUR
House	Villa
Total Space	ca. 848 m²
Condition of property	Well-maintained
Equipment	Fireplace

Property ID: IT261253481 - 15048 Valenza – Monte

Energy Data

Type of heating	Single-storey heating system
Energy certificate valid until	14.07.2035
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	286.04 kWh/m²a
Energy efficiency class	F
Year of construction according to energy certificate	1930

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The property





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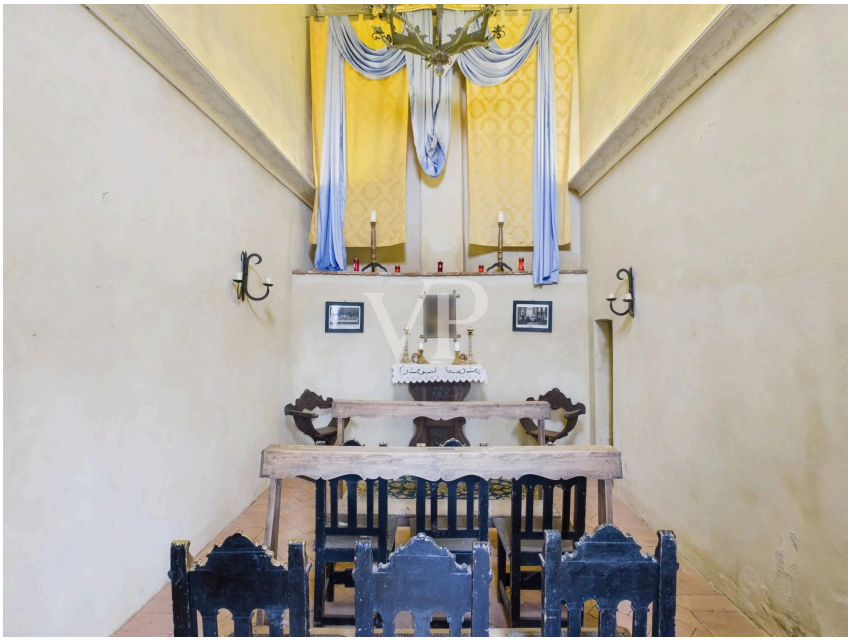




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The property





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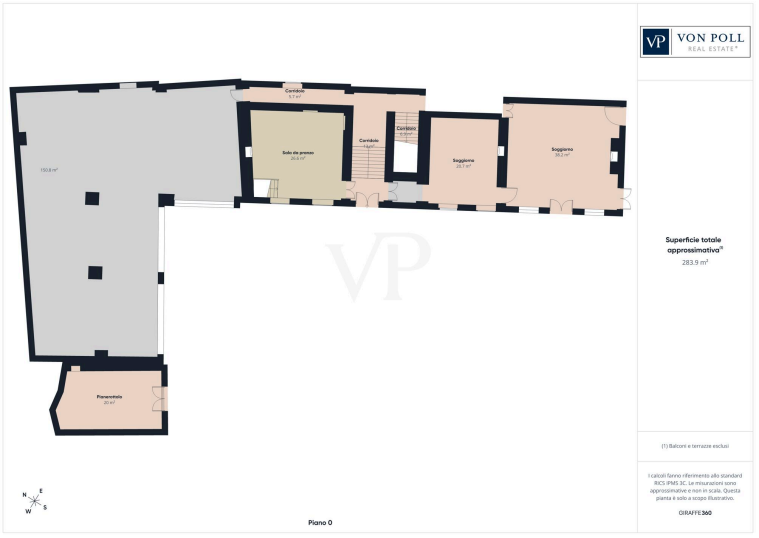
The property

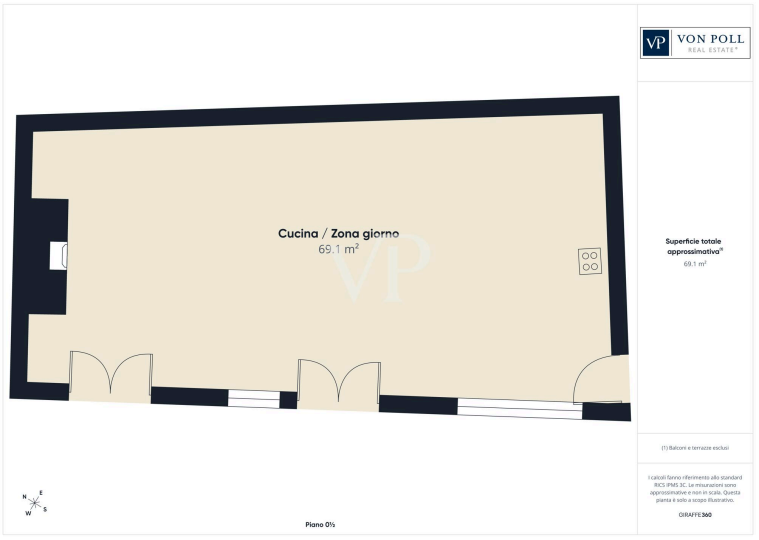


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Floor plans







Piano 01

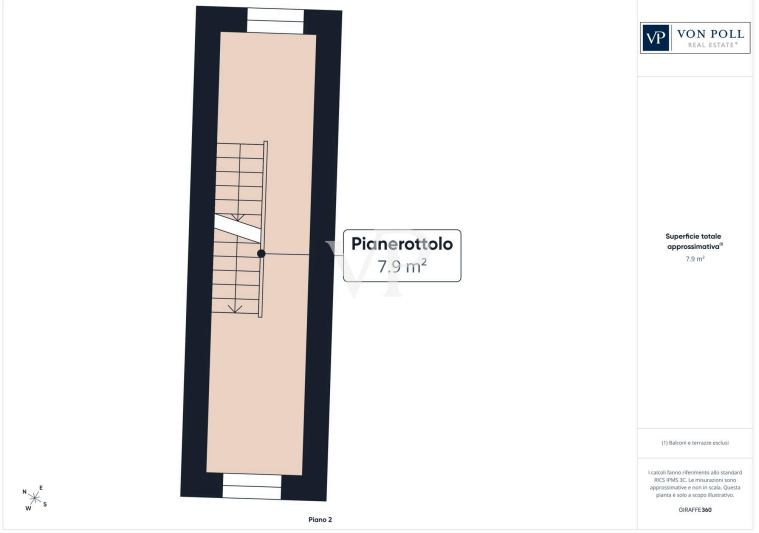
VON POLL REAL ESTATE

Superficie totale approssimativa[1]
69.1 m²

(1) Balconi e terrazze esclusi

I calcoli fanno riferimento allo standard RICS IPMS 3C. Le misurazioni sono approssimative e non in scala. Questa pianta è solo a scopo illustrativo.

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Piano 2

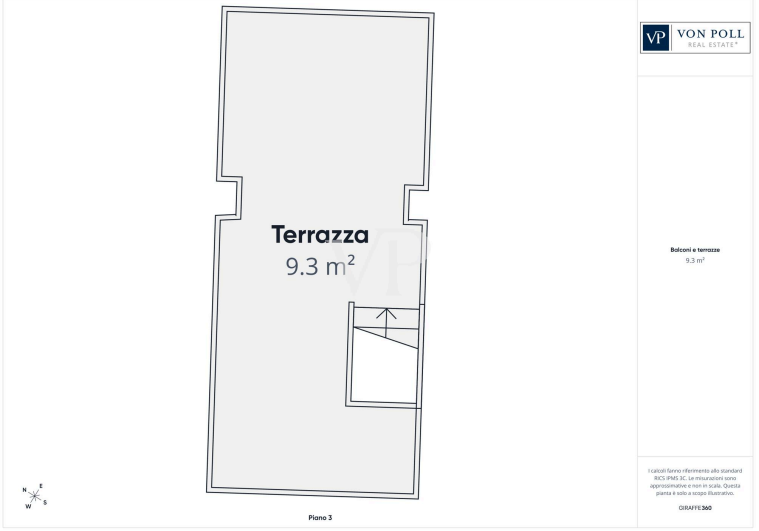
VON POLL REAL ESTATE

Superficie totale approssimativa[1]
7.9 m²

(1) Balconi e terrazze esclusi

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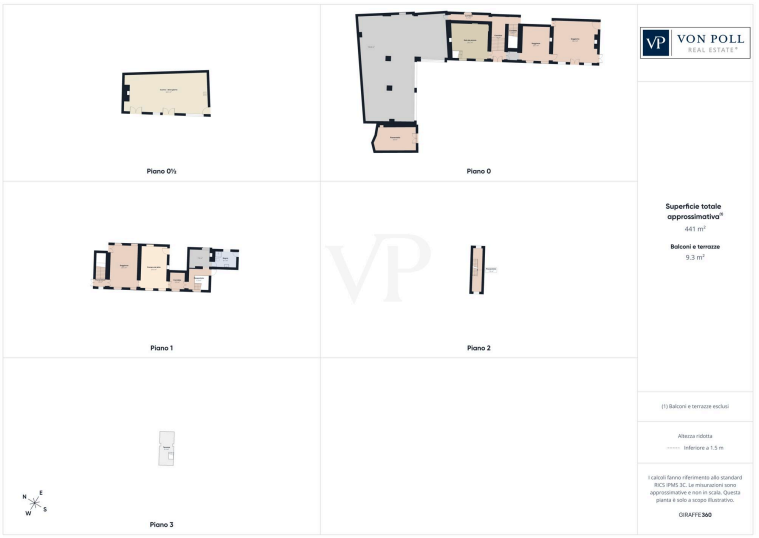
Piano 3

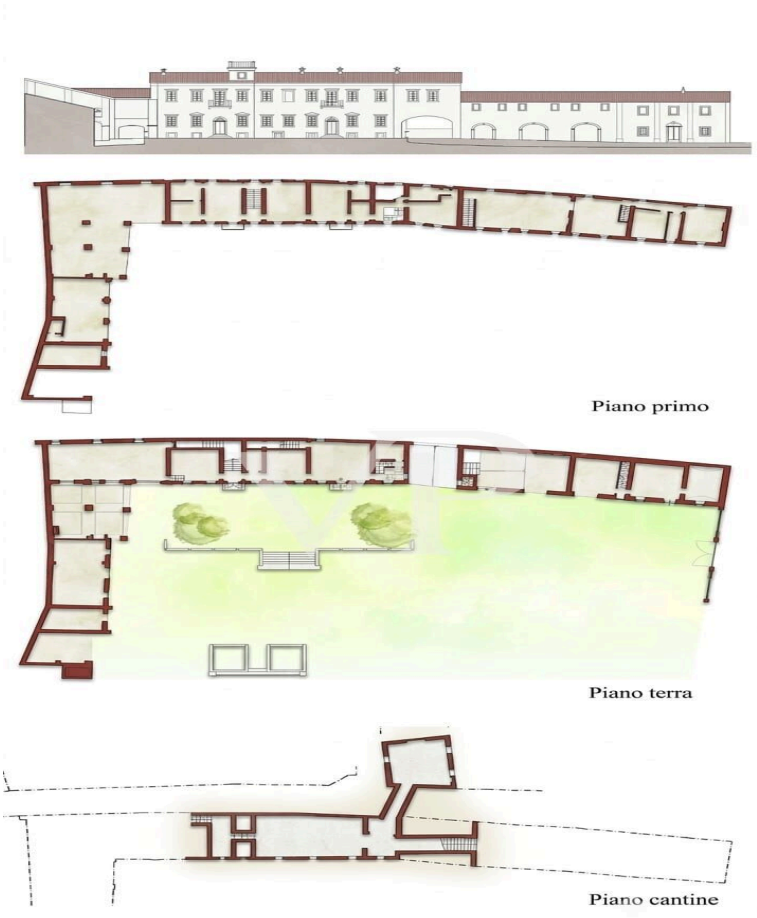
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Balconi e terrazze
9.3 m²

I calcoli fanno riferimento allo standard RICS IPMS 3C. Le misurazioni sono approssimative e non in scala. Questa pianta è solo a scopo illustrativo.

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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

Prestigious Historic Villa with Private Park in the Heart of the Monferrato Hills

Set amidst the rolling, scenic hills of Monte Valenza—nestled within a region of historic villages, castles, and vineyards celebrated worldwide as a UNESCO World Heritage Site—we are pleased to present, exclusively, an extraordinary historic residence. A property of rare character that combines the absolute privacy of a hillside residence with strategic proximity to the major hubs of Northern Italy.
The estate welcomes guests through a double, scenic driveway entrance: the magnificent main gate that opens directly onto the village square and a private secondary entrance off the road. Free from any restrictions imposed by the Superintendency, this residence offers a unique canvas for those seeking a prestigious home or a high-profile real estate investment.
The main villa has undergone a rigorous structural and conservation restoration that enhances its historical authenticity. Stepping through the threshold means embarking on a journey into timeless elegance: the high ceilings are a triumph of exquisite original frescoes, while the warm atmosphere of the home is punctuated by eight period fireplaces in marble and stone—true sculptural elements that enhance the rooms. The ground floor features a magnificent kitchen-dining area with an authentic feel, complete with a large fireplace and an original wood-fired oven, flanked by three bright and spacious reception rooms and a guest bathroom. The first floor houses the master sleeping quarters: three spacious suites, each with an en suite bathroom and an adjoining room ideal as a walk-in closet or single bedroom. Rounding out this level are an impressive professional office, the laundry room, and utility spaces. The basement reveals the home's most evocative essence: majestic historic cellars with imposing vaulted ceilings featuring exposed brickwork—a setting from a bygone era, perfect for housing an exceptional wine collection or for conversion into a spectacular underground spa.
The property is surrounded by a spacious and lush private park, an oasis of peace and greenery that harbors architectural details of inestimable charm, such as a romantic nymphaeum and an exclusively private consecrated chapel—details that lend the entire estate an aura of old-world exclusivity.
The location offers a perfect balance between seclusion in nature and accessibility, situated just a short walk from the renowned Monte Valenza Thermal Baths and the nature trails of the Po River Park, less than 10 minutes from downtown Valenza, and about an hour and a half from the major international airports in Milan and Turin.
Thanks to the absence of architectural restrictions, the presence of buildings and outbuildings ripe for restoration, and the potential for a panoramic swimming pool, this property offers extraordinary investment versatility. It lends itself well to being used as a prestigious private residence for those who wish to live in a setting of absolute privacy, or to be transformed into an exclusive luxury boutique hotel, a charming relais,

or a holistic wellness center, fully showcasing the region’s spa tradition and the evocative 18th-century cellars.

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Details of amenities

Interiors entirely decorated with original frescoes
Eight exquisite period fireplaces in marble or stone
A historic wood-fired oven
Charming 18th-century vaulted cellars
The private park features a nymphaeum and an exclusive private chapel
Two vehicle entrances

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All about the location

Location and Setting – Monte Valenza (Monferrato)
Nestled in the tranquility of the Monferrato hills—a region renowned worldwide for its UNESCO World Heritage vineyard landscapes, historic villages, and culinary excellence—this villa is located in Monte Valenza, a renowned hillside hamlet characterized by privacy, fresh air, and unspoiled nature.

Points of Interest and Amenities in the Immediate Vicinity:

Wellness and Leisure: Just a few minutes from the Monte Valenza Thermal Baths (featuring a century-old park, swimming pools, and dining options) and the nature trails of the Po River Park and the Monferrato hills.

Amenities and Cities: The center of Valenza (the capital of Italian fine jewelry, with schools, a hospital, and all essential services) is about 5–7 km away (less than a 10-minute drive). Casale Monferrato and Alessandria are about 15–20 km away.

Strategic Connections and International Airports:
Its central location within the industrial and tourist triangle of the Northwest ensures quick access to major cities and international airports:

Highway: The A26 Casale Monferrato Sud exit is about 14 km (15 minutes) away.

Airports: Milan Malpensa (approximately 90 km / 1 hr 20 min), Milan Linate, Turin Caselle, and Genoa Cristoforo Colombo are all reachable in about 1 hour to 1 hour and 30 minutes by car.

Major Cities and the Coast: Milan, Turin, and the Ligurian Riviera are just over an hour away, making the property ideal both as a prestigious primary residence and as an exclusive country home for an international clientele.

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Contact partner

For further information, please contact your contact person:

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