



## Excellent 3 Bed House for Sale In Ozzano Monferrato Italy



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 605,519.86

### Standort

Land:	Italien
Staat/Region/Provinz:	Piemont
Stadt:	Ozzano Monferrato
Postleitzahl:	15039
Veröffentlicht:	27.03.2025

Beschreibung:

Excellent 3 Bed House for Sale In Ozzano Monferrato Italy

Esales Property ID: es5554541

Località Dionigi 16  
Ozzano Monferrato  
Alessandria  
15039  
Italy

A Timeless Retreat: Historic 3-Bedroom Villa in Ozzano Monferrato, a UNESCO World Heritage Site

Nestled amidst the rolling hills of Ozzano Monferrato, a region recognized as a UNESCO World Heritage Site, stands a historic detached house, a testament to Italian artistry and timeless charm. This splendid residence, dating back to the 1400s, has been meticulously renovated in 2021, seamlessly blending its rich history with contemporary comforts. Offered exclusively for sale, this property presents a rare opportunity to own a piece of Italian heritage, complete with a fenced private garden, a sprawling orchard, and a luxurious wellness area.



## A Symphony of History and Modernity:

This three-story villa, boasting a double exposure, offers a harmonious blend of historical character and modern amenities. The ground floor serves as a haven for relaxation and recreation, featuring a pool table, a sauna, a bioethanol fireplace, and a fitness area. Ascending to the first floor, one is greeted by a grand entrance hall and dining room, leading to an extraordinarily large kitchen, a masterpiece of tailored contemporary design. This culinary space, a true jewel of style and functionality, is perfect for those who appreciate elegance and space. The first floor also encompasses a comfortable living room, equipped with a smart TV and a 140 cm sofa bed, a laundry room, and a bathroom.

The second floor houses three double bedrooms, a bathroom, and a master bedroom with a king-size bed and an en-suite bathroom, providing ample space for family and guests. The property also features a recently renovated garage, complete with water and electricity connections. Above the garage lies a spacious room of approximately 60 square meters, adorned with a brick grate, a typical feature of Piedmontese granaries, lending a charming rustic touch. This space, totaling about 120 square meters, offers potential for further housing development, such as creating a large apartment with panoramic views.

## Energy Efficiency and Sustainable Living:

This splendid property is equipped with solar panels, ensuring significant energy savings and a low environmental impact. This sustainable feature allows residents to harness clean energy while reducing their carbon footprint. An external boiler room further enhances the property's efficiency, freeing up interior space and facilitating maintenance.

## Outdoor Living and UNESCO Heritage:

The fenced-in private garden, spanning 120 square meters, is an outdoor oasis, complete with a barbecue, table and chairs, badminton and ping pong equipment, a hammock, two deck chairs, and a small pool for children and a whirlpool. All outdoor lights are solar-powered, reflecting the property's commitment to sustainability. The property also includes a 3000 square meter orchard, providing ample space for outdoor activities and relaxation.

The villa's location within the UNESCO World Heritage Site of Monferrato offers breathtaking views and a wealth of cultural and recreational activities. The region is ideal for those seeking relaxation amidst stunning landscapes. Sports enthusiasts can enjoy cycling and hiking along nearby river trails and the famous Big Bench route, which passes through Ozzano Monferrato. The Infernot of Monferrato, typical cellars where wine is still preserved, are another UNESCO-recognized attraction.

## A Versatile Investment:

This property represents a real deal, offering potential as both a business and a private residence. Its unique blend of historical charm, modern amenities, and stunning location makes it an attractive investment for those seeking a luxurious Italian lifestyle.



## A Call to Italian Countryside Living:

This historic villa in Ozzano Monferrato offers a rare opportunity to own a piece of Italian heritage, surrounded by the beauty of the Monferrato region. The combination of historical charm, modern comforts, and sustainable living makes this property a truly exceptional offering.

### Key Features:

- \* Location: Ozzano Monferrato, Italy (UNESCO World Heritage Site)
- \* Property Type: Historic Detached House (dating back to the 1400s)
- \* Renovation: Completely renovated in 2021
- \* Bedrooms: 3 double bedrooms, 1 master bedroom with en-suite bathroom
- \* Bathrooms: 3
- \* Living Spaces: Large kitchen, living room, dining room, fitness area, sauna, pool table
- \* Outdoor Features: Fenced private garden (120 sqm), orchard (3000 sqm), relaxation area with whirlpool
- \* Garage: Renovated garage with water and electricity connections, spacious room above (120 sqm)
- \* Energy Efficiency: Solar panels, external boiler room
- \* Amenities: Barbecue, outdoor furniture, sports equipment, small pool for children & whirlpool
- \* Location Benefits: UNESCO World Heritage Site, panoramic views, proximity to cycling and footpaths, Infernot of Monferrato

This property offers a unique opportunity to experience the best of Italian countryside living, blending history, luxury, and natural beauty.

### ABOUT THE AREA

Ozzano Monferrato is a charming hilltop town nestled within the Monferrato region of Piedmont, Italy, an area designated as a UNESCO World Heritage Site. This picturesque town is characterized by its rolling hills, vineyards, and stunning panoramic views of the surrounding countryside. Ozzano Monferrato offers a tranquil escape from the hustle and bustle of city life, providing a glimpse into authentic Italian rural living. The town's historic architecture, including ancient churches and traditional Piedmontese houses, adds to its allure.

The region is renowned for its wine production, particularly Barbera and Grignolino RUCHÉ. 40 MIN FROM BAROLO area, and visitors can indulge in wine tasting at local cantinas. Ozzano Monferrato is also rich in cultural heritage, with historical sites and local festivals celebrating the town's traditions. The 'Infernot' cellars, unique underground rooms carved into tuff stone used for wine storage, are a particular highlight, also recognized by UNESCO. The town's relaxed atmosphere and friendly locals contribute to its welcoming charm.

Ozzano Monferrato is an ideal location for those seeking outdoor activities. The surrounding countryside offers opportunities for hiking, cycling, and exploring the scenic landscapes. The 'Big Bench' route, a popular tourist trail, passes through the area, offering stunning views and a chance to experience the region's natural beauty. The town's proximity to larger cities like Asti and Alessandria provides



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convenient access to additional amenities and cultural attractions.

When considering travel to Ozzano Monferrato, the nearest major airports are:

- \* Turin Airport (TRN): This is the most convenient major airport, offering a range of domestic and international flights.
- \* Milan Malpensa Airport (MXP): While slightly further away, Milan Malpensa is a major international hub with extensive global connections, and is very accessible by train and car.
- \* Genoa Airport – Genoa airport 1h 19 min driving

## MAiN FEATURES:

- \* 250m<sup>2</sup> of living space
- \* 3000m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 3 Bathroom
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Allgemein

Schlafzimmer:	3
Badezimmer:	3
Fertige m <sup>2</sup> :	250 m <sup>2</sup>
Grundstücksgröße:	3000 m <sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website:	<a href="http://www.arkadia.com/UAJM-T2844/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/UAJM-T2844/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Kontaktinformation

IMLIX ID:	18703-es5554541
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