



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Rosignano Monferrato (AL) Strada Calcinara 50

Historic house in Monferrato, Piemonte

Description in English:

Fascinating historic residence in the heart of the Monferrato region in Piedmont, on a fortress overlooking the beautiful surrounding hills and in a strategic position for visiting the Monferrato region. A property of about 990 square metres, of which 90 square metres relate to an annexe on two floors in the garden area. The structure measures approximately 900 square metres, 500 square metres of which have been completely restored, the remainder requiring some work. This structure is divided into six levels with fine interiors and 700 sqm of garden and panoramic terrace. The first level features a palm garden, a vegetable and herb garden and a yew, paulonia and hazelnut garden. On the second level we find a courtyard used today as a car park, a garden of holm oaks in front of two large rooms with exposed brickwork and tuff and wood inserts from which we access the cellars. On the third level is a flat of over 240 square metres with wooden floors, a large and bright living area with an open kitchen, living room, study, bathroom and service room with laundry. In the sleeping area we find a bedroom and two bedrooms each complete with bathroom. On the fourth level we find: a bedroom with bathroom, a terrace of over 40 square metres, a kitchen, a billiard room, a library and a two-room apartment with bathroom and separate entrance (to be renovated). On the upper level, after a patio, we find the two remaining bedrooms with their respective bathrooms. The last level is the tower with battlements, which could possibly be used as a solarium/other uses. This property offers unforgettable views at all times of the day.

Castello Mellana is 35 km from Alessandria and 38 km from Asti. Turin-Caselle Airport, the nearest, is 81 km away.

INFORMATION

Ref.	Piemonte 003
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	
Energetic Class	VA kWh/m ² a

NUMBER

Rooms	12
Bedrooms	6
Bathrooms	7
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	990
Garden	700
Cellar	
Balconies + Terraces	80
Attic	
Tavern	
Box	

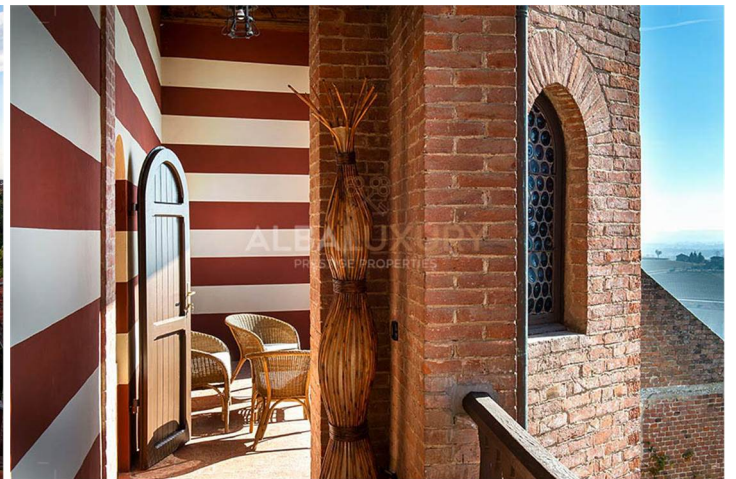
FEATURES

Property Conditions	Good	Rank	Elegant	Position	Hill
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Heating	Independent		



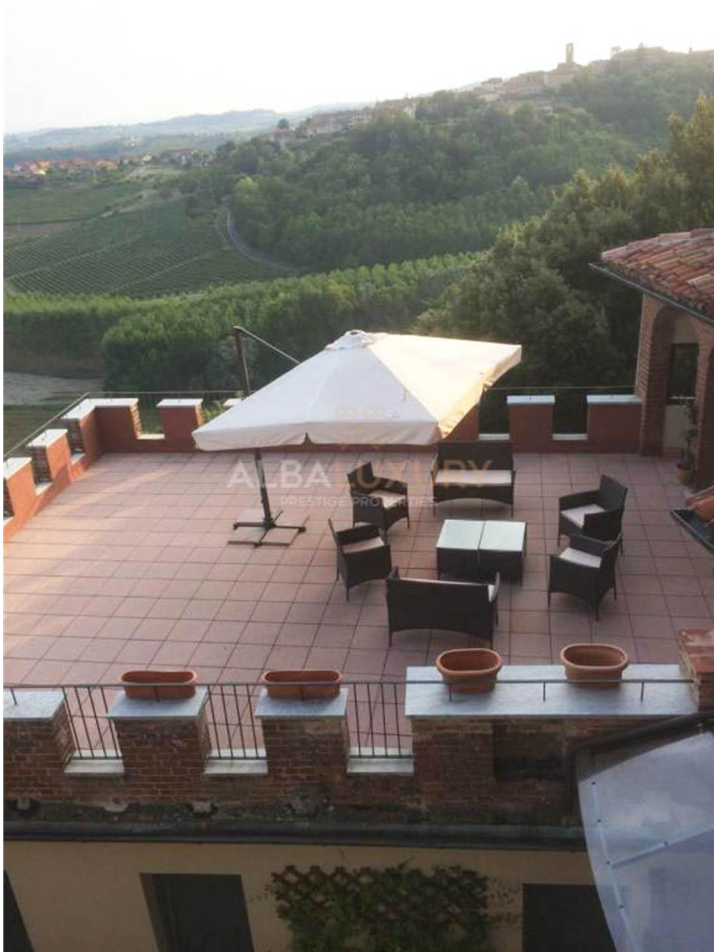
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IMAGES



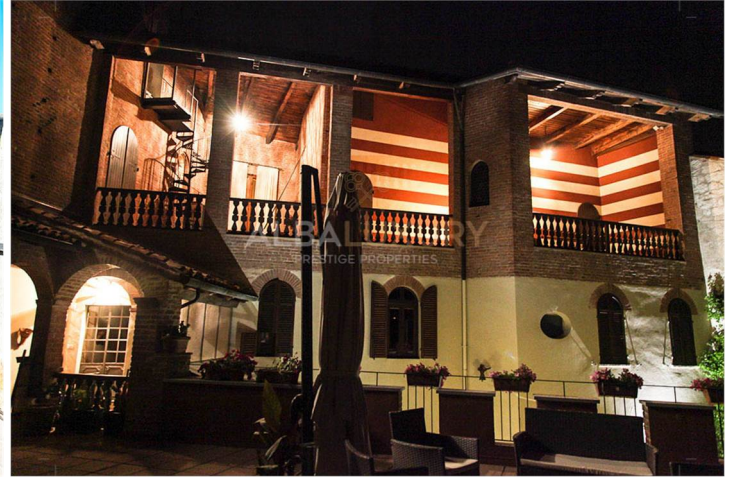


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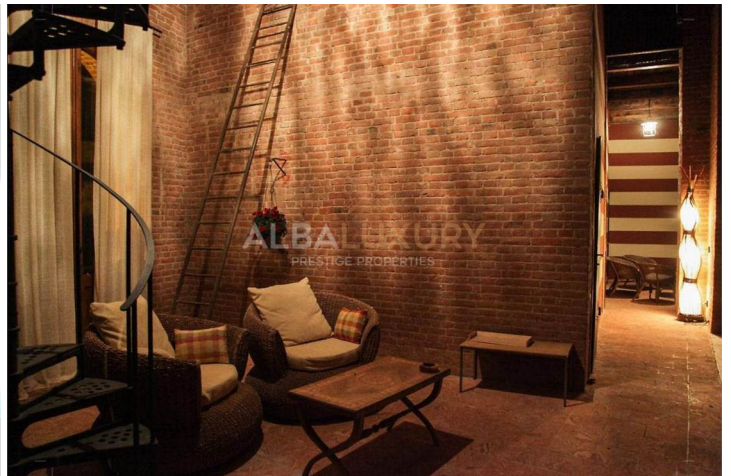


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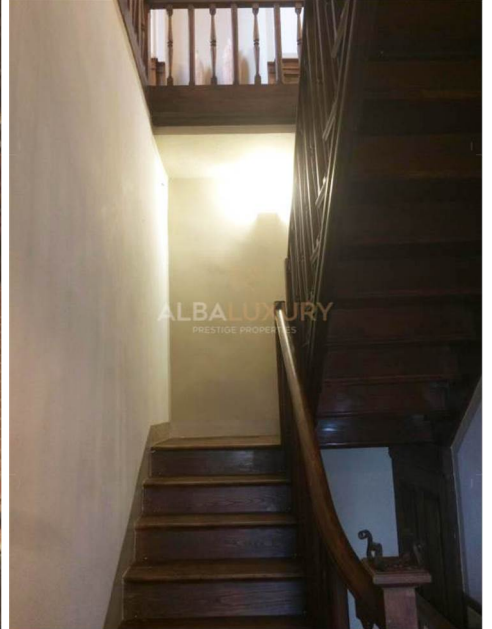
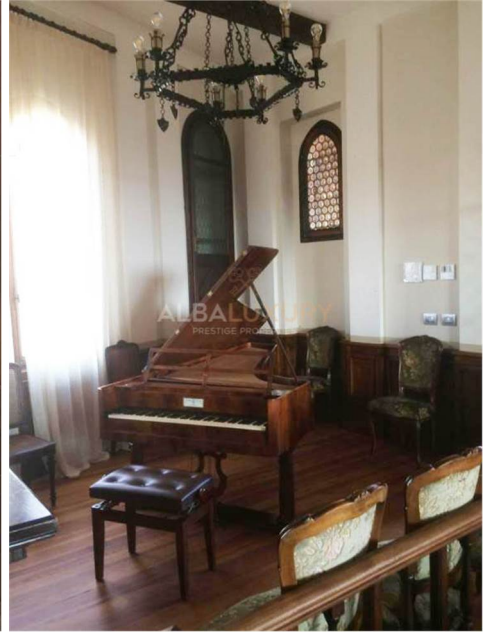


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