Case di Collina
Il vostro riferimento per trovare casa in Monferrato

Sale House - Rustic REF. CC 2645

Monferrat Casalese / Valle Cerrina and surroundingds

Casale d'epoca a Villadeati

15020 Villadeati

In the heart of the historic centre of Zanco, in a private and elevated position, this distinguished period farmhouse enjoys commanding panoramic views over the surrounding hills and is set within a generous private garden. the property comprises an impressive historic residence, complemented by a secondary building featuring traditional barns and covered porticoes, together with a characteristic detached cottage offering excellent potential for conversion into a guest house or ancillary accommodation. once the residence of the village notary, the farmhouse has been carefully renovated over the years, preserving its original character and historical significance. the interiors retain many architectural features typical of the local tradition, with authentic details that enhance the property’s unique identity and timeless appeal. a residence of remarkable character, ideal for those seeking a peaceful and panoramic setting while enjoying the prestige and authenticity of a historic country estate.

the main house is accessed through the garden, which leads into a spacious and light-filled living room with a fireplace. From here, an elegant vaulted corridor connects the various rooms on the ground floor, including the former notary’s study, a refined frescoed sitting room, and a large kitchen with dining area. The kitchen also benefits from direct access to both the garden and the internal courtyard via an external staircase.

the sleeping quarters occupy the upper floors. The first floor accommodates five bedrooms and two bathrooms, while the second and top floor hosts an additional bedroom with a private bathroom, ideal as a principal suite or guest accommodation. the internal courtyard provides access to the second building, which includes generous barns and covered porticoes. these spaces offer exceptional potential for restoration and enhancement, whether as additional living accommodation or as wellness and leisure areas, including a gym, relaxation area, studio, or multifunctional rooms. Adjacent to this building is a smaller detached structure, ideally suited for conversion into a guest house, caretaker’s accommodation, or service annex. one of the property’s most distinctive features is its impressive tuff-stone cellar, carefully restored and enhanced to create an atmospheric space that reflects the estate’s rich history and authentic character. the property is further complemented by approximately 2,000 sqm of landscaped gardens, beautifully integrated into the surrounding countryside, with the possibility of constructing a panoramic swimming pool to fully enjoy the tranquillity and beauty of the setting. thanks to its generous dimensions, versatile layout, and the presence of several independent buildings, the estate is equally well suited as an exclusive private residence or as a boutique hospitality venture. Its configuration allows hospitality activities to coexist seamlessly with a private and reserved area dedicated exclusively to the owners. a truly rare and authentic estate, combining historical significance, timeless character, and outstanding potential in an exceptionally scenic and evocative setting.

Price: **€ 480.000,00**

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Sqm	**480 mq**	Rooms	**10+**	Bedrooms	**6**
Living rooms	**2**	Kitchen	**1**	Bathrooms	**4**
Storage rooms	**3**	Study room	**1**	Terrace	**3**
Garden	**Yes**	Land	**Yes, 2.500 mq**	Cellars	**1**
Heating	**Indipendent**	Flat	**No**	Elevator	**No**
Access for disabled and elder people	**No**				

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