

NIZZA · LANGHE, PIEDMONT, ITALY

Fully restored luxury country home

A fully and masterfully renovated luxury villa in calm peaceful area of Piedmont, Italy

REF. 009

PRICE €1,600,000

NIZZA

At a glance

3

BEDROOMS

3

BATHROOMS

325

SQM FLOOR
SPACE
3,498 sqft

49000

SQM LAND
527,431 sqft



FULLY
RESTORED



SWIMMING
POOL

PRICE

€1,600,000 · Negotiable

HIGHLIGHTS

- ◆ Beautiful location
- ◆ Swimming pool
- ◆ Vineyard
- ◆ Fully restored
- ◆ Solar panels
- ◆ Hilltop location

DISTANCES

40 MINUTES FROM ALBA

50 BAROLO AREA · MIN

30 MINUTES FROM ASTI

90 MINUTES FROM
AIRPORTS & COAST



*In the rolling heart of Monferrato, where vineyard rows ripple across the hills and sunlight softens the land, this timeless villa—**fully and masterfully renovated home**—sits in absolute harmony with its surroundings. Carefully restored with a passion for tradition and an eye for quality, this **elegant country home requires no renovation whatsoever**. It's ready to welcome you with **impeccable interiors, noble materials, and the soul of Piemonte craftsmanship**.*

The outdoor area, a true oasis of serenity, is wrapped in a lush, manicured garden that hugs the home and opens onto a secluded swimming pool—perfect for long afternoons of peace and privacy. Every view, from every angle, is a painting of vines, light, and sky.

This romantic property offers **325 sqm of bright, beautifully finished living space** and is surrounded by over **4.9ha of private land**, of which one hectare is vineyards. It is not a place to fix, but a home to fall in love with—**an estate of enduring elegance, comfort, and care**.

INTERIOR

Cantina / Basement

A spacious 50 sqm garage is useful for cars, garden equipment, outdoor furniture and if desired, there is room to create a relaxation area with sauna or cinema zone!

This space could also be used for wine production if that is on your wishlist!

Ground Floor

The heart of the home opens into a series of sunlit, well-proportioned rooms designed for both everyday living and gracious entertaining. The kitchen is a masterpiece of rustic design and modern convenience—exposed beams, hand-finished details, a solid wood table, and designer lighting create a warm and welcoming space. The living room is very spacious and cosy: a fireplace, ceilings partly with brick vaults and partly with exposed wooden beams, a dining area with stone walls and a bathroom.

First Floor

Here, two refined bedrooms and a lovely master suite are framed by high ceilings and wide windows over the countryside! Each room is filled with natural light and rich in character. French doors lead to balconies that open to a magnificent panorama, the garden full of flowers, the swimming pool and the shady areas created with parasols, sofas and comfortable chairs!

Second Floor (Mansarda / Attic)

The top floor is a peaceful attic with sloped ceilings, perfect for hosting guests or creating a private library or studio.

Torretta with Panoramic Terrace

One of the most striking features of the property is the charming *torretta* (watch tower). This small tower leads to a panoramic rooftop terrace—a **rare and romantic vantage point** where you can watch the sun melt into the vineyards or enjoy an aperitivo under the stars.

Property Highlights

This villa has been completely and tastefully renovated with top-quality materials and the expertise of skilled local artisans.

It features 11 rooms and 325 sqm of refined living space.

There are multiple fireplaces, exposed wooden ceilings, and handcrafted architectural finishes.

The property includes a beautiful terrazzo with its own rooftop terrace.

Surrounded by 49,365 m² of private land, it offers absolute peace and endless views.

A panoramic swimming pool is tucked into a sunny, private corner of the garden.

Location Highlights

Located in a peaceful hamlet in the Monferrato hills, at the heart of Barbera Nizza country.

Just minutes from the historic centre of Incisa Scapaccino and nearby towns like Nizza Monferrato.

Immersed in the UNESCO-protected landscapes of Langhe-Roero e Monferrato.

Easily accessible while offering total tranquillity and privacy.

Let this be your next chapter—already written in beauty, craft, and comfort. A home where nothing needs to be done, except to live.

VILLA, POOL & GARDENS



TERRACES & HILLTOP VIEWS



LIVING & DINING



BEDROOMS & BATHROOMS



STAIRCASE, TOWER & ROOF TERRACE





REF. 009 · NIZZA

Arrange a private viewing

Properties of this calibre rarely become available. Get in touch for more photographs and a private viewing.

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