

Melazzo (AL) – Piemonte

Historic bishop's villa with pool and private chapel

Property ID: IT252942073



www.von-poll.it

PURCHASE PRICE: 1.700.000 EUR • LIVING SPACE: ca. 800 m² • ROOMS: 20 • LAND AREA: 8.000 m²

Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

At a glance

Property ID	IT252942073
Living Space	ca. 800 m²
Available from	04.07.2025
Rooms	20
Bedrooms	4
Bathrooms	5
Year of construction	1800
Type of parking	2 x Other

Purchase Price	1.700.000 EUR
Commission	Subject to commission
Total Space	ca. 1.000 m²
Usable Space	ca. 1.000 m²
Equipment	Terrace, Swimming pool, Fireplace

Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

Energy Data

Type of heating	Single-storey heating system
Energy information	At the time of preparing the document, no energy certificate was available.

Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

The property



Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

The property



Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

The property



Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

The property



Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

The property



Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

The property



Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

The property



Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

The property



Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

The property



Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

The property



Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

The property



Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

The property



Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

The property



Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

The property



Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

The property



Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

The property



Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

The property



Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

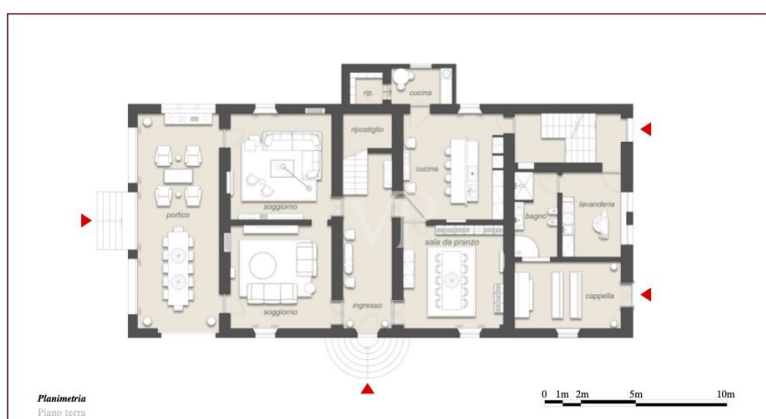
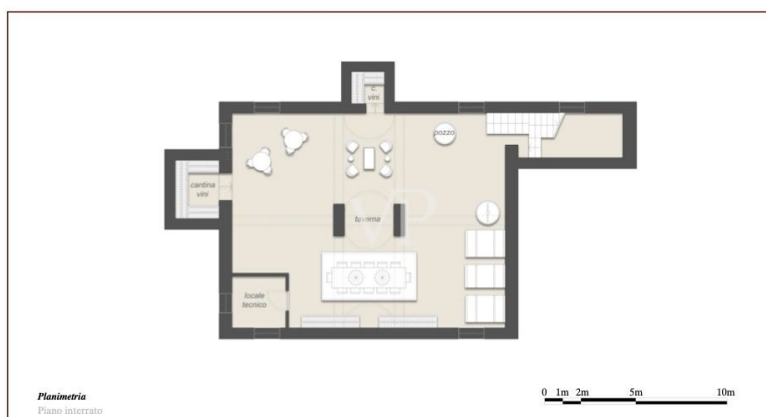
The property



Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

Floor plans





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.

Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

A first impression

Villa il Nido fits into the harmonious hillside setting of Alto Monferrato, in Melazzo not far from the historic center of Acqui Terme and well connected to Milan, Turin, Varazze and Genoa with its international airport.

Its name well identifies it as a welcoming retreat, its spaces characterized by an architecture capable of combining past and present with refined elegance.

Founded in the early nineteenth century, thanks to constant restorations it retains some original frescoes, old Piedmontese terracotta floors, beautiful stained glass windows typical of the religious architecture of the time.

The Napoleonic billiard table is part of the interior decoration, the fireplaces are perfectly preserved, in the cellar you can breathe an "almost mystical " air and you cannot help but admire the brick vaults.

It was a Bishop's Residence and the private chapel on the Ground Floor testifies to that. The villa is arranged on four levels .

On the ground floor we find: the entrance hall, a double living room overlooking the garden, a dining room, an eat-in kitchen, bathrooms and laundry, and the private chapel with its wonderful frescoes.

On the second floor we find : a bedroom with private bathroom, a second suite with bathroom and wardrobe room, a study, a game room with vintage billiards and fireplace, a gym and access to the panoramic loggia that houses a relaxing spa area.

On the second floor we find : two bedrooms, a kitchen and relaxation rooms connoted by a rustic style; the walls are made of stone and the ceilings of wood.

The basement houses a 'large cellar with brick vaults and two small rooms dedicated to wine storage and tasting.

All around the villa opens a large, tastefully landscaped and well-kept park.

The pool offers the possibility of being covered, at its edges the solarium area is equipped with sunbeds and tables.

The outdoor area is completed by a barbecue and a wood-burning oven for outdoor cooking on hot summer days.

A small plot of land next to the villa would offer the possibility of undertaking a small agricultural production or being used as a heliport.

The villa will be sold complete with antique furniture and contemporary designer pieces.

An exclusive historic former Bishop's House for sale in Monferrato immersed in the quiet

countryside but well connected to the main cities of northern Italy.
Close to DOCG vineyards, the spa center of Acqui Terme and the beaches of the Ligurian coast.

A cozy Nest from which to fly for new and fulfilling experiences.

The location of the property is strategic: 138 km from the city of Milan, 105 km from the city of Turin, 50 km from the city of Varazze, and 76 km from the city of Genoa, whose airport can be reached in an hour.

Property ID: IT252942073 - 15010 Melazzo (AL) – Piemonte

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: milano@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com