

PiedmontProperty.com - Telephone: 0039 3337464121 - [client.info@piedmontproperty.com](mailto:client.info@piedmontproperty.com)



Country homes for sale in Piemonte Italy.- Near Alba , The Langhe Hills

Reference: 8273 - Price: €276,000.

## Country homes for sale in Piemonte Italy.- Near Alba , The Langhe Hills

**Reference: 8273 - Price: €276,000.**

Property categories : [Business potential](#) : [Farmhouse and country house](#) : [Needs restoration](#) : [Ready to move into](#)

A interesting group of houses - currently guest apartments, traditional farmhouse and wonderful Langhe stone barn for restoration. This group of houses is easily adapted as you wish - Luxury family home for more than one family, Luxury family home and guest apartments.....

**Area:** Cuneo:The Langhe

**Building type:** Detached

**Property size:** 400 sqm

**Land size:** 3700 sqm

**Parking:** Yes

**Services:** All services connected. Heating in guest apartments.

**Condition:** Ready to move into with further development opportunity

### Location

This property is situated minutes from village facilities, is south facing, in an elevated position with spectacular views of the surrounding countryside and mountains. The property is approached by a good road. The property is situated in a private tranquil position with neighbours visible in the distance

### Property Description

This old farmhouse and hayloft area provides spacious and flexible accommodation options which can be adapted to suit your personal requirements.

The accommodation is currently split into three houses.

The main farmhouse incorporates two well appointed holiday apartments suitable for paying guests or friends and family. The apartments have the correct licences to rent/let in place and therefore they can immediately generate a good level of income.

*Apartment 1 - 45sqm - sleeps 2-4* - First floor apartment accessed via internal staircase. Open plan living and kitchen area with sofa bed. Bedroom and bathroom and access to the traditional Piemontese balcony where you can enjoy with views of the countryside and mountains

*Apartment 2 - 45sqm - sleeps 2-4* - Ground floor apartment. Open plan living area with sofa bed and well equipped kitchen area. Bedroom and bathroom. This apartment has access to the mature well kept gardens surrounding the properties.

Both apartments are recently restored and well appointed offering good quality guest apartment accommodation , the rooms are spacious bright and sunny and enjoy panoramic views of the Langhe region.

The apartments are perfectly located for those who wish to be close to the prestigious and charming areas of Alba, Barolo, Barbaresco to appreciate the world class cuisine and wine or maybe to explore the nature and countryside of the famous Langhe hills great for for cycling, walking, trekking and not to forget Skiing and the Italian Riviera are just an hour away.

*Main Farmhouse - part two* - currently the owners accommodation. Simple and ready to move into accommodation. The current licence to rent the apartments also allows that this area is updated to provide a further guest apartment thus increasing the income potential from this property.

Ground floor - living/kitchen area and outside staircase leading to first floor

First floor - two bedrooms and bathroom

*The Hayloft/Barn area* - An exciting restoration opportunity... This Langhe stone barn has an excellent structure and therefore its restoration is very straightforward. Approx 250 sqm of character property to design to suit your personal tastes and requirements.....

### **Grounds**

This property is in an elevated position within its own grounds. The immediate garden area is well kept with mature trees and shrubs and fruit trees including, pear, fig, apple, hazelnut, walnut, apricot and cherry.

There are large areas of flat land suitable to park cars and to develop a swimming pool area.

Property photos

























  
piedmontproperty.com

[PiedmontProperty.com](https://www.PiedmontProperty.com) - [client.info@piedmontproperty.com](mailto:client.info@piedmontproperty.com) - Tel: 0039 0173 529277 / 0039 3337464121