

## Italian Bed and Breakfast for sale in Piemonte Italy- Near Alba

**Reference: 8007 - Price: €800,000.**

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



Immersed in the heart of a charming village. Panoramic views - Perfectly located for tourism, this property is a very interesting opportunity to continue, expand as a business or to adapt to a group of luxury family homes.

E-mail for further information .

**Area:** Cuneo: The Langhe **Bathrooms:** 7

**Building type:** Detached **Parking:** Yes

**Floors:** 3 **Services:** All services connected

**Bedrooms:** 7 **Condition:** Perfect

### Location

This attractive property is situated in a truly panoramic position in the prestigious wine area close to Alba, Barolo and Barbaresco. The traditional L shaped property is located in the heart of the historic centre of a charming village with neighbours close by yet enjoying maximum privacy and truly spectacular views of vineyards, mountains and nearby villages in the distance.

## Property Description

This traditional farmhouse style property is currently an established and successful business, located in a beautiful village close to the vibrant town of Alba.

The location of this character property is perfect for its clients to enjoy the many delights of the local area.

Alba is an vibrant medieval town famous for its historic medieval towers and baroque style palaces and the many castles in nearby villages. The castles of Barolo, Grinzane Cavour, Serralunga d'Alba are just a few....

Alba is also an important gastronomic centre famous for its white truffle and its renowned annual Truffle Fair. The local area actively supports the 'Slow Food' philosophy. 'Cheese', 'Salone Internazionale del Gusto', 'Terra Madre' and 'Slow Fish' being some of the events nearby.

The choices of restaurants nearby is vast ranging from the simple Italian trattoria to an elegant Michelin classified restaurant and of course there are the world class wines of Barolo and Barbaresco.

This property is just a few km from both the towns of Alba, Barbaresco and Barolo.

The property is well restored and currently provides very spacious well appointed guest accommodation and a luxury family home.

The design of the property is very flexible and it could be easily adapted to increase the number of guest rooms, maybe develop to a conference centre, a boutique hotel or to have large luxury accommodation for more than one family.

The current property layout is as follows:

### *Guest House*

Ground floor guest bedroom with ensuite bathroom

Ground floor guest bedroom with ensuite bathroom

First floor guest bedroom with ensuite bathroom

First floor guest apartment with ensuite bathroom

Spacious Kitchen for use of the guests which leads directly to a large elevated terrace area where guests dine 'al fresco', enjoy an aperitivo and soak up the Italian sunshine. The views from this terrace are stunning.

An outside staircase leads to a further roof top terrace where the views must be seen to be believed....

### *Family Home*

Ground floor

Large dining area/enoteca where guests enjoy breakfast and sample the prestigious local wines.

Open plan dining /living area and fully fitted quality kitchen.

Stairs lead to the first floor where you find:

Further very spacious open plan living area and fully fitted kitchen and bathroom.

Bedroom 1 with ensuite bathroom

Bedroom 2

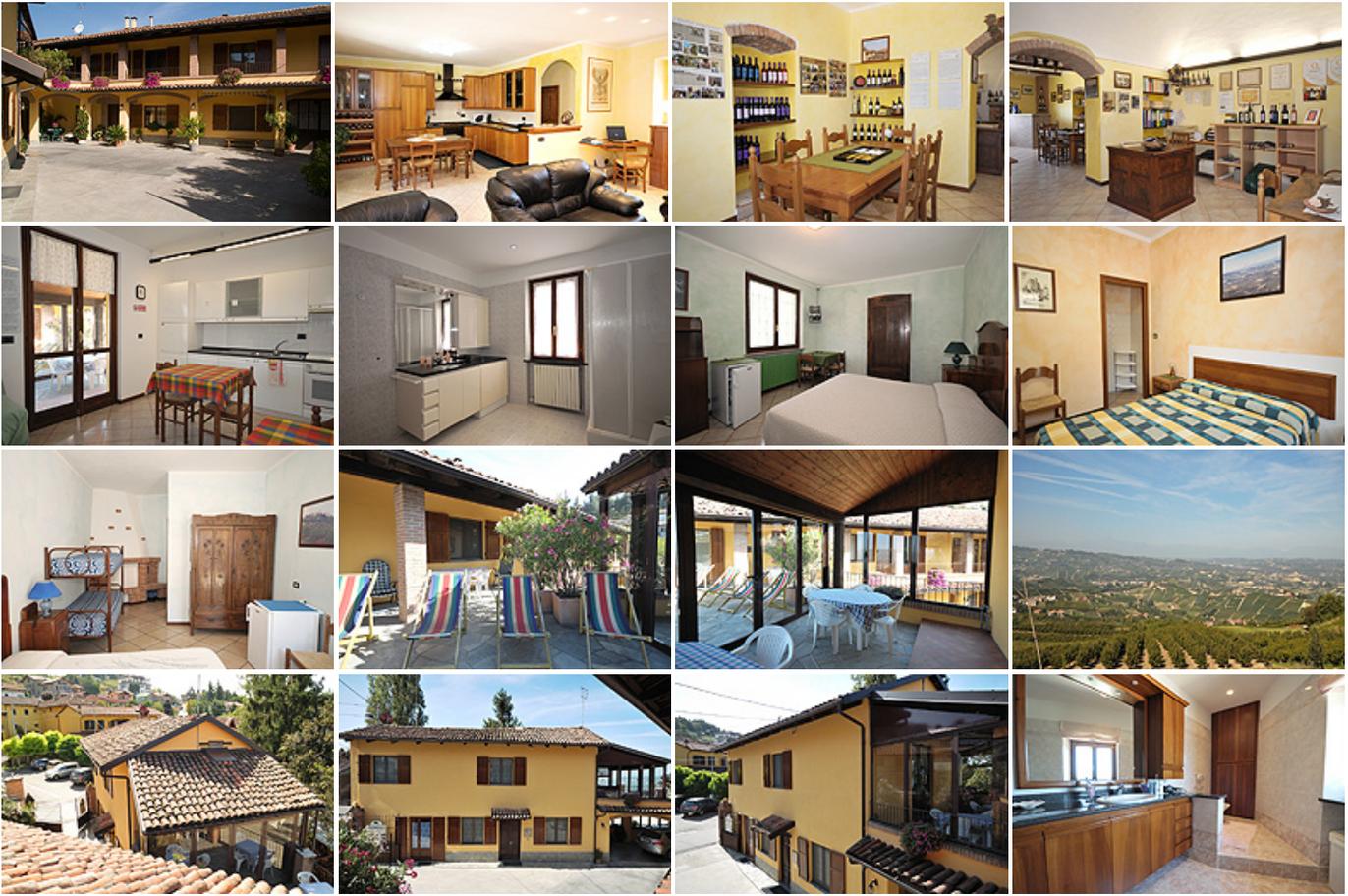
Bedroom 3

All rooms are well appointed bright and sunny with many accessing a typical piemontese balcony.

The guest home and family home form an L shape and are separated by a traditional Piemontese courtyard area.

There are garages for storage and cars and a very large arched cantina area which is an interesting room to develop as you desire.

## Property photos



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