

Italian Country Home for sale in Piedmont- near the vineyards of Barolo and Barbaresco .

Reference: 6621 - Price: €380,000.

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



A charming restored Italian farmhouse in an exceptional panoramic position, the beauty of which cannot be truly appreciated in the photographs.

Area: Cuneo: Langhe **Bathrooms:** 2

Building type: Detached **Parking:** Space within grounds

Land size: 3500 sqm **Services:** All services connected

Floors: 2 **Condition:** Finished to a high

Bedrooms: 3 standard

Location

The property situated near village facilities, is south facing, in an elevated position with the most panoramic views of the valley and countryside. The property is approached by a gravel country road. There are no immediate neighbours.

Property Description

The farmhouse has been restored to the highest standards and won first prize for the best restoration of a stone house in Le Langhe in 2001.

The original character of the house has been preserved and all original features maintained. There are many beamed ceilings and all doors, windows and shutters have been handmade by local craftsmen.

Ground floor - A large farmhouse kitchen (approx. 5 x 6 metres) with gas-fired Aga.

Living room with exposed stone walls and traditional style wood burning stove.

Cloakroom with WC and hand basin. Utility room.

Bedroom 1 - oozing character with exposed stone walls and romantic fireplace.

First floor

Guest bedroom, guest bathroom with shower, WC and hand basin.

Master bedroom -this room is very spacious and light with arched windows overlooking the panoramic gardens and views. A door leads from this bedroom onto a private terrace perfect for enjoying an Italian aperitivo

Master bathroom consisting of a bath, WC, bidet and hand basin.

All rooms have doors or windows facing south on to a wide terrace with a lawn and al fresco dining areas.

The terrace area has a large pergola with wisteria and clematis providing pleasant shade during summer time.

Garden area

The garden area is immaculate and includes rose bowers, climbing plants, herbaceous borders and a variety of fruit trees and many secluded areas for sitting in the sun or eating al fresco.

The grounds extend to 3500 sq.m supported by attractive natural stone walls, there is a well for natural drinking water.

The property has a sophisticated energy efficient solar heating system maximizing the use of the Piemontese sunshine and reducing considerably heating expenses.

A natural stone cantina (wine cellar) is a further feature of this property.

Local area

This property is situated approximately 28 km. south of Alba and 40 km south-west of Asti in the Langhe hills and close to the major Italian vineyards of Barolo and Barbaresco. Village facilities, including restaurants are within 1km and the nearest large town just 8km.

Property photos



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