

## **Piemontese farmhouse for sale with Barbera, Moscato and Dolcetto vineyards.- The Langhe Italy**

**Reference: 1100 - Price: €350,000.**

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



A very large traditional farmhouse in a commanding position overlooking the Belbo valley.

The accommodation and size of this property is very flexible and it has potential for a bed & breakfast, apartments or an agriturismo business without major expense.

**Area:** Cuneo: Langhe

**Building type:** Detached  
farmhouse

**Property size:** 600 sqm

**Land size:** 27500 sqm

**Floors:** 3

**Bedrooms:** 6

**Bathrooms:** 4

**Parking:** Space within grounds

**Services:** All services connected. Central heating connected

**Condition:** Ready to move into

### **Location**

This substantial south facing Italian farmhouse is situated in an elevated position with panoramic views of the Belbo wine valley. The village facilities of Cossano Belbo can be reached within 5 minutes. The property is approached by a good asphalt road and there are no immediate neighbours.

## **Property Description**

This large property is immediately habitable and set within its own mature grounds.

The property enjoys several covered terraces where one can enjoy traditional Italian outside living.

The accommodation is arranged over 3 floors and consists of 4 bathrooms, 6 bedrooms, kitchen and living areas and has the potential to enlarge if so required.

We recommend an early viewing to fully appreciate the position and potential of this property.

## **Land**

Situated within 27500 sq.m of land which includes 10000 sq.m of registered vineyard.(Barbera, Moscato and Dolcetto)The gardens are mature with many plants and fruit trees.

## **Local area**

Cossano Belbo is situated in the heart of the Langhe region of Piemonte where its landscape is dominated by rolling hills and vineyards. The town is noted for its long tradition in vine growing and its most famous wines include:Dolcetto d'Alba,Moscato d'Asti and Furmentin, the latter is in fact a local word used to describe a nice dry wine originating from a grape variety which is only found in Cossano Belbo and Rocchetta Belbo.

Points of architectural interest include the Sanctuary of the Madonna della Rovere which houses a wooden statue of the Madonna. The town's Parish Church of San Giovanni Battista built in 1939 includes three frescoes by Ricchetti and a 17th century painting representing the Crucifixion. There are several beautiful chapels located in the surrounding hilltops.

Cossano Belbo has a population of approximately 1100 and is situated 244 metres above sea level.

## Property photos



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