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Langhe Stone House and Barn for sale in Piemonte- The Langhe
Reference: 8125 - Price: €545,000.

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



Restored country home and barn. Charming countryside location with beautiful rural and mountain views, yet minutes from town facilities. The properties offer quality and versatile/flexible accommodation.

Area: Cuneo:Langhe

Building type: Detached house and barn

Property size: 300 sqm

Land size: 19000 sqm

Parking: Yes

Services: All services connected, underfloor heating system.

Condition: Perfectly Restored

Location

This restored country home and barn are situated in a private and tranquil location yet walking distance from a charming picturesque village where you can buy fresh ham, cheese, pasta and local produce. Located in a south facing elevated position it enjoys spectacular views across the surrounding countryside and mountains. The properties are approached by a good asphalt road and have their own private gravel driveway. The properties are located in the countryside, but not isolated and perfectly located to integrate and enjoy the 'Dolce Vita' of the true Italian lifestyle. Milan, Turin, the Italian Lakes, Alpine ski resorts and the Ligurian coast are all close by.

Property Description

Two traditional Langhe stone country properties which have been lovingly restored with great attention to detail.

The properties consist of the original farmhouse and barn situated opposite each other creating a delightful internal courtyard area. The restoration has carefully preserved the original features of the house, including exposed stone walls, wood beamed ceilings and a stunning wine cantina.

Both properties enjoy wonderful views of the surrounding hill top villages, countryside and mountains. The main house is fully restored providing a quality character home.

The barn is structurally restored with a new roof and can be finished to create additional living space as the new owner requires. There is already a planning project for the completion of the barn.

Main House

The main house is fully restored, in perfect condition and provides living accommodation over two floors.

Ground floor - Spacious kitchen with large panoramic French doors and immediate access to a large terrace with outstanding views. This terrace is perfect for the traditional Italian aperitivo or alfresco dining.

Quality kitchen with work island

Features of this room include a wooden ceiling and stone archway leading to the living room.

Large living / dining room - oozing character with a wooden ceiling, exposed stone walls and a feature wall prepared with a wood burning stove.

Toilet

Boiler room

Attractive Staircase leading to the first floor.

First floor

Spacious landing area

Master Bedroom Suite - this room must be seen to be appreciated.. There are large panoramic windows on each wall, the room is spacious bright and sunny and enjoys views from each aspect of the property. French windows open out to a large terrace with the most beautiful views .. Perfect for morning coffee and brioche.

Additional features of this room include - High exposed wood beamed ceiling, independent dressing room/walk in wardrobe and ensuite luxury bathroom with bath.

Bedroom 2 - Spacious double bedroom enjoying views over the inner courtyard and rear of the property. This room has a high wooden exposed beamed ceiling and exposed stone wall.

Bedroom 3 - Spacious double bedroom enjoying views to the rear and side of the property, high wooden beamed ceilings and exposed stone walls

Bathroom - with shower

All the rooms are spacious, bright and sunny - The property has been restored with good quality materials and is in excellent

condition.

The property has an underfloor heating system and wooden floors throughout.

Hayloft/Barn

The barn is opposite the main house separated by the charming internal courtyard area. Its structure is recently restored with a completely new roof. This barn can be developed to provide further living accommodation-it has many possibilities - second house, independent guest accommodation, art studio , workshop, etc etc.... There is already a project prepared.

Courtyard area, Gardens and Swimming Pool

The property is in an elevated position with uninterrupted views of the surrounding countryside and mountains. The internal courtyard is charming and features two mature walnut trees and a natural water well.

The land surrounding the property is approx. 19,000 m2 with areas suitable to develop garden areas, a vegetable garden and a swimming pool area. There is a project for a swimming pool.

Finally a very special room..

Wine cantina

Accessed from the garden or internally via the living room, you find the original wine cantina featuring exposed Langhe stone. A perfect place to store and taste the prestigious wines of the local area.

Property photos



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