

## **Prestigious Country Home for sale in Piemonte- Close to Barbaresco & Barolo in Langhe Hills**

**Reference: 6674 - Price: €750,000.**

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



Beautifully restored family home and independent guest apartment, private tranquil location just minutes from Alba, Interesting price and perfect to generate an immediate income from vacation rentals. Early viewing recommended

**Area:** Cuneo, Langhe    **Bathrooms:** 5

**Building type:** Detached    **Parking:** Yes and garage

**Property size:** 450 sqm    **Services:** All services connected including central heating system.

**Land size:** 54000 sqm    **Condition:** Perfectly Restored

**Bedrooms:** 5

### **Location**

This charming farmhouse is beautifully restored. It is approached by a good asphalt country lane with a private gated entrance leading to the property Located in a pretty location with countryside views. The property is in a private

tranquil position but not isolated , village facilities are within 5 minutes, the important towns of Alba, Barolo and Barbaresco are all very close by.

## **Property Description**

Beautifully restored traditional L shaped farmhouse in a private tranquil location just minutes from the famous medieval town of Alba

The property provides well appointed ready to move into accommodation over two floors together with a self contained independent apartment.

*Kitchen* - Country style kitchen with high quality antique design fittings

*Living room* - Spacious room featuring fireplace

*Bedroom 1* - Spacious ground floor bedroom overlooking the courtyard and area and countryside views

*Bathroom 1*

*Utility room with further bathroom 2*

*Storerooms*

Stairs leading to first floor

*Bedroom 2* - Large bedroom overlooking the gardens, courtyard and countryside views

*Bathroom 3* - with shower

*Bathroom 4* - with bath and shower

*Bedroom 3* - spacious double bedroom

Further staircase leading to the first floor

*Studio/office or Bedroom 4*

*Living room 2*

Wonderful spacious room - this area was originally the hayloft area of the old farmhouse) it features high wooden

beamed ceilings and panoramic arched windows overlooking the courtyard, gardens and surrounding countryside. The size of this room creates many possibilities, it is perfect for entertaining, could be used for conferences, divided into apartments, whatever you require....

### **Independent guest apartment**

Well appointed ready to move into accommodation

*Living room/kitchen area*

*Bathroom 5*

*Bedroom 5*

### **Swimming Pool area**

The swimming pool area is to the front of the property, fully fenced and surrounded by a pleasant grassed area. The pool is of good size and suitable for swimming and could easily be made larger if one requires.

### **Grounds and outside areas**

There are many pleasant areas suitable for alfresco dining or just relaxing in the warm Italian Sunshine.

54,000sqm of land immediately surrounding the property, a combination of pleasant garden areas with mature plants and trees, meadowland and woodland.

There are lots of flat areas of land suitable for horses, a tennis court, football pitch etc etc.

## Property photos



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