

## Country estate for sale in Piemonte Italy.- Close to Dogliani, Monforte & Alba in The Langhe

Reference: SOLD - Price: €1,050,000.

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



Business conference centre, Boutique guest accommodation, B&B, apartments business, or perfect for a luxury family home or groups of friends to purchase together. The properties offer great flexibility and many possibilities.

**Area:** Langhe

**Building type:** Detached group of country houses

**Property size:** 650 sqm

**Land size:** 90000 sqm

**Bedrooms:** 8

**Bathrooms:** 9

**Parking:** Yes

**Services:** All services connected, central heating system with oil and solar panels.

**Condition:** Perfectly Restored

### Location

These perfectly restored farmhouse properties are situated in the most panoramic position in the heart of the vineyards close to Monforte and Dogliani. The houses are in a private tranquil position but not isolated. The access is by a good asphalt road. The charming towns of Monforte ,Barolo and Alba are close by and the Ligurian Riviera or nearby skiing can be reached within one hour.

## Property Description

This delightful country estate comprises of a traditional L shaped farmhouse and further detached house - both fully restored with attention to detail and to the highest standards. The properties currently offer a luxury and spacious family home, two apartments and 5 guest bedrooms.

The character of the houses have been carefully preserved with original features maintained including: exposed old brick and stone, wooden beamed ceilings, arched exposed brick ceilings, cotto floors, use of coppi style roof tiles and a wonderful wine cantina.

The property is currently a successful business however it should be noted that the size and layout of the property is such that the use of the space is very flexible and it could be continued/adapted to operate as a business or easily adapted to luxury living accommodation for one or more families.

### **Main House** - Traditional L shaped Farmhouse

**Ground floor** - Very spacious open plan *living area* currently used as a dining area for guests to enjoy breakfast. Features of this room include an exposed brick vaulted ceiling and large French doors overlooking the immaculate courtyard and landscaped garden areas.

The *kitchen* is a large, fully fitted and has easy access to both the living area described above and the courtyard area outside for al fresco dining.

Further open plan *living area* Features of this room include a feature fireplace, perfect to create a cosy ambience during winter months and French doors overlooking the courtyard, landscaped garden areas and panoramic views that surround the property.

*Office/Study*

*Bathroom*

Feature staircase in wood leads to the first floor.

### **First floor**

Further large open plan *living area* with panoramic windows and wooden beamed ceiling.

*Apartment 1* - high quality accommodation with open plan living and kitchen area, bedroom and bathroom with shower.

*Bedroom* Spacious room with ensuite bathroom.

*Bedroom* Master bedroom, wooden beamed ceiling , beautiful views and ensuite bathroom with Jacuzzi bath.

*Sauna*

All of the rooms are very spacious, bright and sunny - the property has been recently restored with high quality materials and is in excellent condition.

## **House Two**

This character house has an independent entrance and offers interesting living accommodation over two floors.

### **Ground floor**

A further *2 ensuite bedrooms and bathrooms*, both charming rooms with original cotto floors and arched exposed brick ceilings.

The original internal staircase leads to the first floor where you find:

### **First Floor**

A further ensuite *bedroom & bathroom* with original floor and a traditional Piemontese balcony overlooking the vineyard and mountain views from the property.

*Apartment 2* - Again very perfect well appointed accommodation.... with open plan living/kitchen area, bedroom and bathroom featuring brick vaulted ceilings and traditional Piemontese balcony. This apartment can be easily combined with the above bedroom on the same floor.

## **Grounds, Swimming Pool and Vineyard area**

This property is located in the most panoramic location with far reaching uninterrupted views of the surrounding countryside, vineyards and mountains including Monviso. The houses are situated within 90,000 sqm of their own grounds. The garden areas immediately surrounding the properties are perfectly landscaped and maintained, they boast a wide variety of mature trees and shrubs. There are many outside terrace areas and balconies around the gardens, perfectly located facing different aspects of the house to enjoy or hide from the warm Italian sunshine depending on the season.

*Swimming Pool Area* - Immaculate & perfectly maintained 9x4 Swimming Pool. The pool has a surrounding terrace area in traditional Langhe stone perfect for relaxing in the sun.

*Vineyard* - 6000 sqm of Dolcetto currently producing approx 1000 bottles of wine each year.

There are further rooms currently used for storage that could be developed to further accommodation if required.

Finally.. a spacious very beautiful arched exposed brick *wine cantina* - perfect for storing and tasting the prestigious wines of the local area.

This property offers first class quality accommodation which must be seen to be fully appreciated.

## Property photos



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