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## Luxury Country Estate with Boutique Winery.- Near Alba, Langhe Hills

Reference: 6718 - Price: €1,350,000.

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



Prestigious Country Estate with Swimming Pool plus Boutique Vineyard and Winery. Stunning location close to Alba in the Langhe Hills. Early viewing is essential to appreciate the quality and flexibility this estate offers. Perfect as a luxury home for one or more families or as a boutique business venture... wine/oenology courses, cookery/culinary courses, gourmet restaurant... The location, quality and size of the estate makes its use very versatile depending on personal requirements.

**Area:** Langhe

**Building type:** Detached Wine Estate **Parking:** Yes & garage

**Property size:** 700 sqm

**Services:** All services connected. Central heating with mains gas.

**Land size:** 7500 sqm

**Condition:** Perfectly restored

**Bedrooms:** 5

### Location

Prestigious country estate and winery situated in a south facing panoramic location with views over the Langhe countryside and vineyards. Located in a tranquil private position with neighbouring houses visible in the distance. Walking distance to a picturesque village that boasts an excellent infrastructure with general store, restaurants, bar, delicatessen and fresh pasta store. The larger towns of Alba, Cortemilia and Santo Stefano Belbo are just a short drive away. Milan, Turin, the Italian Riviera, Italian Lakes and

Alpine ski resort a are all close by.

## **Property Description**

This old group of stone properties have been carefully and lovingly restored to the highest standards and provide luxurious accommodation with a Boutique Winery.

The restoration process has paid particular attention to preserve the many original features and has used only the highest quality local materials

The property boasts ultra modern comforts throughout and the whole estate is maintained to a high standard.

The property is accessed by its own private driveway with electric gate and internal and external security alarm system.

Some of the original features throughout the property include:

Brick vaulted ceilings, exposed stone walls, original fireplaces, wood beamed ceilings, wine cantina and arched panoramic windows....

The estate currently provides spacious and luxurious accommodations throughout.

### **Main Residence**

#### *Ground Floor*

Wonderful spacious living room, dining room, kitchen and breakfast room.

*Living area* - Delightful light and sunny room featuring French doors which open to the courtyard and gardens. This area has immediate access to the most beautiful covered portico area used as a luxury 'summer lounge' and perfect for alfresco dining or the traditional Italian aperitivo. Further features of this room include the wood beamed ceiling and fireplace.

*Dining Room* - Spacious area with exposed stone walls and archway providing a subtle divide between the dining area and kitchen.

*Kitchen* Semi professional kitchen, fully fitted with ample storage and central island perfect for entertaining whilst cooking.

*Breakfast room* - Delightful sunny room which has immediate access to the internal courtyard. Feature indoor BBQ grill.

*Store room, Utility/Laundry room, Toilet*

A choice of two different staircases lead to the first floor:

### **First Floor**

*Living area 2 /Library* - Stunning room, spacious and luminous with feature arched windows, high wooden beamed ceilings, fireplace and cotto coloured floor tiles.

*Master Bedroom* - A further spacious room, with romantic fireplace, wood beamed ceiling and French doors opening to a wonderful large balcony perfect for breakfast or and aperitivo overlooking the estate.

The *Luxury bathroom* features a designer walk in shower.

*Bedroom 2/Walk in Wardrobe*

Staircase leads from Living room 2/Library to the second floor:

### **Second floor**

*Bedroom 3/Study*

*Loft storage room*

All the rooms are large, bright and sunny - the property has been restored with great care, only the best materials and is in excellent condition throughout.

Guest Area

With independant access if required and also connecting to the main home

### **Ground floor apartment**

One bedroom studio apartment with kitchen and bathroom.

### **First floor apartment**

Living room with fireplace, bedroom, kitchen and bathroom. This apartment has a beautiful original floor.

### **Courtyard area and Grounds**

The estate totals of grounds which consist of professionally designed gardens with many mature plants, shrubs and trees including:

Throughout the estate there are many fruit trees including, fig, Mulberry, Peach, Apricot, Pear, Apple and Plum.

The property enjoys many covered terraced areas perfect to enjoy or hide from the sun depending on the season and delightful pergola areas.

### **Swimming Pool/Spa Zone**

Large solar heated 5 x 12 swimming pool in a sunny panoramic location.

The pool has a motorised roll out cover.

Around the pool is a decking area in terracotta with a pergola area to hide from the sun shaded by the grape vines meandering around it....

Summer kitchen area, toilets, shower and changing room , the swimming pool zone is perfectly equipped to spend long lazy days by the pool or indeed for summer parties.

### **Winter Garden & Sauna Area**

### **Vineyard**

Situated below the property are three terraces planted with the following vines:

Dolcetto

Pinot Gris

Merlot

The vineyards are currently producing 3000 bottles of wine each year.

Within the estate is a fully equipped **Winery** a charming arched exposed stone **wine cantina** for storing and tasting wines and a further storage area and workshop.

The property has an irrigation watering system which is connected to the natural water stores within the grounds.

There is also a natural water well.

## Property photos



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