

PiedmontProperty.com - Telephone: 0039 0173 529277 or 0039 3337464121 - [client.info@piedmontproperty.com](mailto:client.info@piedmontproperty.com)

**Langhe stone cottage within a small exclusive residence.- Near Cortemilia**  
**Reference: 6741 - Price: €270,000.**

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



A beautiful stone house with swimming pool set within 120,000sq.m of grounds.  
Must be seen to be appreciated...  
Excellent investment opportunity with immediate rental income euro 900 weekly.

**Area:** Langhe  
**Building type:** Cottage  
**Land size:** 110000 sqm  
**Floors:** 2  
**Bedrooms:** 2  
**Bathrooms:** 1  
**Parking:** Yes  
**Services:** All services connected and central heating with gas.  
**Condition:** Perfectly restored

## Location

The property is situated in a private and tranquil location yet just a short drive to the nearby town. The property is approached by a good asphalt country lane and private gravel driveway. Perfectly located to integrate and enjoy the 'Dolce Vita' of the true Italian lifestyle. Alba, Asti, Acqui Terme are all a short drive away and the cities of Milan, Turin, the Italian Lakes, Alpine ski resorts and the Ligurian coast are all close by

## Property Description

This cottage is one of 7 properties within an exclusive country estate of 11 hectares and includes a 18 x 5 Swimming pool.

The property is an excellent investment opportunity for holiday rental and currently rents sucessfully weeks at Euro 900 per week

The restoration of this exclusive residence was architecturally designed with particular care and attention to detail thus maintaining original features and also respecting the original architectural design of this old farmhouse building.

The attention to detail follows through to the communal and outside areas which are surrounded by Langhe stone paths and walls. The grounds are meticulously maintained and boast a selection of mature plants and shrubs creating a wonderful ambience of charm and relaxation.

The stone cottage forms part of the main farmhouse residence and its main access is under a charming arched walkway.

The cottage provides spacious accommodation over two floors with beautiful views over the parkland and valley.

### *Ground floor*

Large living room area. This room has french doors with immediate access to the grassed inner courtyard area perfect for alfresco dining.

Spacious fully fitted kitchen also with french doors accessing the delightful grounds.

An open-plan staircase from the living room leads to the first floor

### *First floor*

Two spacious double bedrooms and a large bathroom with bath and overhead shower attachment.

All rooms on the first floor enjoy delightful views and have immediate access via french doors to a traditional Piemontese style balcony.

The grounds are vast....extending to 110,000 sqm including fruit orchards, well kept garden areas, woodland and meadowland perfect for horses.

Plenty of space for truly enjoying the alfresco Italian lifestyle

### **Swimming Pool**

Large 18 x 5 quality pool , with changing room and outside bathroom.

The property has mains water and also natural well water for garden irrigation.

## Property photos



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