

## Country Estate for sale in Piemonte Italy.- Langhe Hills

**Reference: 6772 - Price: €2,100,000.**

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



Country estate currently used as a successful vacation rental business - perfect to continue in this way or for other business ideas, could also be a great opportunity for a large group of friends or family to purchase/invest together ...

**Area:** Cuneo Langhe

**Parking:** Yes

**Building type:** Detached country estate **Services:** All services connected

**Property size:** 900 sqm

**Condition:** Restored

**Land size:** 40000 sqm

### Location

Country estate comprising of a group of beautifully restored Langhe stone properties located in a stunning position enjoying views of the surrounding countryside and mountains. The estate is in a private tranquil position yet just a short drive to village facilities, where you find, shops, bars, pizzeria etc The larger towns of Alba and Ceva, are just a short drive away. Milan, Turin, Genova, the Italian Riviera, Italian Lakes and Alpine ski resorts are all close by.

## Property Description

This stunning country estate has recently been lovingly restored to provide 6 independent accommodations, a salt water swimming lake and tennis court. The properties are currently successfully used as holiday vacation rentals – the estate provides very flexible accommodation which means it could be suitable for a number of different business ventures.

The restoration of the properties has been completed with care respecting the original character of the properties and features include - exposed stone walls, exposed beams, timber and cotto floors.

The Property benefits from an under floor heating system and has solar panels to heat the water.

### Casa Prima

Forms part of the main farmhouse and enjoys its own private terrace.

On the ground floor there is an open plan living room / kitchen with a staircase leading to the first floor where you find a spacious bedroom and bathroom.

### Casa Dolcetto

Spacious accommodation on one level within a detached stone cottage in the estate grounds

Open plan living room, kitchen a spacious bedroom and bathroom .

The setting is particularly tranquil with uninterrupted views of the mountains.

The first floor of Casa Dolcetto provides further Independent accommodation currently used by the owner/caretaker.

### Casa Noce

Forms part of the main farmhouse a spacious two bed roomed property with a private garden area and two balconies

Ground floor - living room and kitchen, staircase leading to first floor

First floor - 2 bedrooms and bathroom

### Casa Bosca

Forms part of the main farmhouse a spacious property .

Ground floor - living room, large kitchen perfect for entertaining....bedroom and bathroom , staircase leading to -

First floor - further 3 bedrooms and further bathroom

Casa Primavera

Large Langhe stone house with private garden, terrace and balconies and open fire place

Ground floor - spacious zone with kitchen, living and dining area and staircase

First floor - 7 bedrooms , 4 bathrooms

Within the grounds of the property are tennis courts and a swimming lake perfect to relax in the Piemontese hills.

The number of charming stone houses combined with their various sizes make this a very flexible and interesting investment opportunity.

Currently the houses are successfully rented weekly for holiday vacation.

There are also many other possibilities which could include-

A business conference/team building centre

Themed holiday rental maybe Italian cookery classes or Yoga/Pilates or Language courses - the choice is vast ....

Or also a very interesting investment for a group of friends each making a small investment to have their own vacation home within their own private estate with swimming pool and tennis court.



# Property photos



