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**Luxury Country House in the Langhe region of Piemonte- Near Alba, Barolo and Monforte d'Alba**  
**Reference: 6809 - Price: €690,000.**

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



Delightful Langhe stone home close to Alba, restored to create a wonderful ambience of luxury, charm and relaxation. Perfect permanent or vacation home .

**Area:** Cuneo: Langhe

**Building type:**

Detached

**Land size:** 27000 sqm

**Bedrooms:** 4

**Bathrooms:** 4

**Parking:** Yes

**Services:** All services connected, central heating system with gas.

**Condition:** Perfectly restored

## Location

In the heart of the Langhe. Nearby towns boast medieval buildings, baroque towers and small cobbled streets all surrounded by spectacular scenery overlooking the Piemontese landscapes. The property is close to a delightful town which has an excellent infrastructure with fresh pasta shops, butcher, bakers, home made ice cream, bars, restaurants and of course a wine shops/enoteca.... And just a short drive to the important towns of Alba, Barolo and Monforte d'Alba. The Italian Riviera, Italian Alps and Italian Lakes are all close by.

## Property Description

This old stone farmhouse has been carefully and lovingly restored to the highest standards with a charming provencal style

The property offers spacious accommodation over two floors

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

The property is accessed by its own private gravel drive way

Some of the original features throughout the property include:

Brick vaulted ceilings, exposed stone walls, original fireplaces and wood beamed ceilings

The property currently provides very beautiful and luminous accommodation throughout

### *Ground Floor*

Spacious important entrance area

Wonderful spacious open plan kitchen and living room.

*Living area* - Features exposed stone walls and a feature fireplace with 5 sets of French doors which open to the courtyard and immediate gardens areas.

*Kitchen area* Rustic country style kitchen with central island perfect for entertaining whilst cooking. This room has immediate access to the courtyard and garden areas for alfresco dining.

*Toilet*

*Storage room*

*Large room used for relaxation* with sauna and shower, this room has large double French doors with views across the gardens. This room could be used as bedroom 4 if required.

Stairs lead go to the first floor-

### **First Floor**

*Master Bedroom suite* - A delightful spacious room, with high wooden beamed ceiling, relaxation / sitting zone, this room enjoys beautiful views over the gardens and countryside

*Ensuite Luxury bathroom* Well appointed room with 2 washbasins and shower.

*Bedroom 2* - Stunning room, spacious, high wooden beamed ceiling, exposed stone walls, wooden floor. This room makes use of the very high ceiling and features a charming mezzanine gallery

*Bathroom 2*

With shower, Delightful mix of rustic charm with a contemporary flair.

*Bathroom 3*

Again rustic charm and contemporary mix with shower.

### *Bedroom 3*

Spacious double bedroom,oozing character-wooden ceiling, exposed stone, French doors that access the courtyard and mezzanine gallery.

### **Courtyard area and Grounds**

The estate totals sqm of grounds with a variety of mature plants, shrubs and trees including lavender, roses, apple, plum, peach, oleander and passion flower.

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

A beautiful Langhe stone stairway meanders from the courtyard down to the pool area.

### **Infinity Swimming Pool**

Large 3.5 x 18 infinity swimming pool in a sunny panoramic location surrounded by olive trees. Its measurement perfect for serious swimming. The pool has a charming mosaic effect which blends perfectly with the natural Langhe stone and the ambience of this country house.

The attention to detail follows through to the outside areas which are surrounded by original old stone walls. The grounds are meticulously maintained and the current owners have created a wonderful ambience of luxury, charm and relaxation.

An excellent investment opportunity - when the current owners are not enjoying the property themselves, they rent it successfully, weekly for vacations at a cost of 2400 euro each week.

## Property photos



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