

## Beautiful Italian Country House for sale in Piedmont.- The Langhe Hills

**Reference: 6812 - Price: €450,000.**

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



A unique property oozing Piemontese character and charm...

Flexible living space suitable for one or more families and interesting for those who want a charming home with the possibility of an immediate income.

**Area:** Cuneo: Langhe     **Bathrooms:** 3

**Building type:** Detached     **Parking:** Yes

**Land size:** 4200 sqm     **Services:** All services connected and central heating system

**Bedrooms:** 4     **Condition:** Perfectly restored

### **Location**

This restored country home is situated in a private and tranquil location yet just a short distance from a charming picturesque town where you find a weekly market, restaurants, pizzeria, wine bar, supermarket and delicatessen to buy fresh ham, cheese, pasta and local produce. Located in a south facing elevated position it enjoys charming views across the surrounding countryside. The property is approached by a good asphalt road followed by a short gravel driveway.

The property is located in the countryside, but not isolated and perfectly located to integrate and enjoy the 'Dolce Vita' of the true Italian lifestyle.

Milan, Turin, the Italian Lakes, Alpine ski resorts and the Ligurian coast are all close by.

## **Property Description**

Delightful traditional Langhe stone country property which has been lovingly restored over the years with great attention to detail.

The property provides 2/3 Independent living accommodations providing an interesting possibility for families who wish to invest together having Independent accommodation, or maybe the possibly to rent one part for holiday rental providing an immediate income.

The restoration has carefully preserved the original features of the house, including exposed stone walls, wood beamed ceilings and a stunning wine cantina.

All parts of the property enjoy wonderful views of the surrounding countryside.

### **Part 1**

Beautifully restored in a character / contemporary style, spacious and with lots of light.

An exterior stone staircase leads to the independent entrance -

Open plan kitchen / living area, featuring glass French doors which access a large covered terrace area, a perfect outside lounge, for BBQs, alfresco dining or just relaxing in the sun.

This room has high wooden beamed ceiling and a wood burning stove.

Spacious double bedroom with wood beamed ceiling and access to a

Bathroom with large walk in shower

This property has dark grey floor tiles throughout.

### **Part 2**

This part of the property has an Independent entrance but also connects internally via staircase to part 3

It's a perfect area for friends and family to stay.

Bedroom with high exposed beamed ceiling and original cotto floor tiles. This room has a window overlooking the views to both the front and back of the property .

Bathroom with shower.

Living room / further bedroom with French doors opening to a small terrace.

Internal staircase leads down to the main entrance area of house 3

### **Part 3**

Spacious entrance area

Kitchen - spacious, with wood beamed ceiling, a wood burning stove that can also be used for cooking.

Modern/contemporary style quality fitted kitchen.

Work Island, perfect for preparation and also entertaining while cooking.

Walk In larder area.

Door from kitchen leads to the courtyard and back garden area,

Dining area

Romantic room perfect for cosy winter dinner parties , all glass and exposed stone .....this room enjoys stunning views over the well kept gardens and surrounding countryside.

Living room

Feature original floor tiles, wooden beams and a closed fireplace creating a perfect ambience in spring and late autumn..

French doors access the garden area.

Bedroom

Spacious room with wooden floor and ceiling and charming small balcony overlooking the gardens,

Bathroom - with both bath and shower.

### **Courtyard area, Gardens and area for Swimming Pool**

The property is in an elevated position with uninterrupted views of the surrounding countryside. There is a charming courtyard and garden area beautifully maintained with a vast section of established trees and shrubs including lavender,

roses, wisteria, kaki, plum, fig, apple and cherry trees.

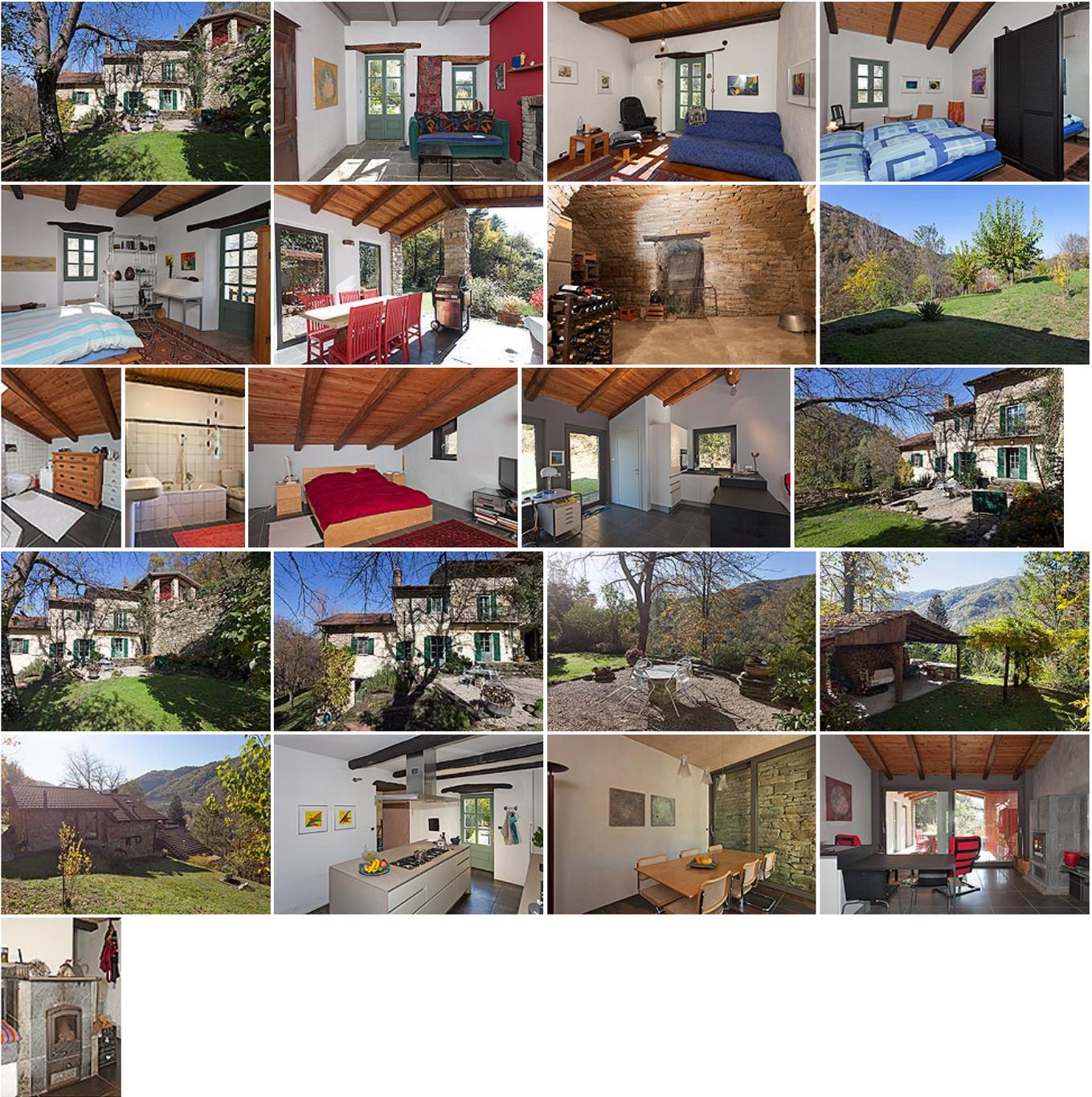
The land surrounding the property is approx. 4200sqm with wide terraced areas bordered by Langhe stone walls with areas for a vegetable garden and to develop a swimming pool area if required.

Finally a very special room..

### **Wine cantina**

Accessed from the garden you find the original wine cantina featuring exposed Langhe stone. A perfect place to store and taste the prestigious wines of the local area.

## Property photos



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