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**Energy Efficient Villa with Infinity Garden for sale In Piemonte- Near Alba, Langhe region**

**Reference: 6840 - Price: €1,600,000.**

## Energy Efficient Villa with Infinity Garden for sale In Piemonte- Near Alba, Langhe region

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

Must be seen to appreciate the quality and ambience that has been created.

**Area:** Langhe

**Building type:**

Detached

**Parking:** Yes and garage

**Property size:** 340 sqm **Services:** All services connected, underfloor heating system

**Land size:** 10000 sqm **Condition:** Perfect

**Floors:** 1

**Bedrooms:** 4

### Location

This architect designed luxury villa is situated in a private and tranquil location close to village facilities.

Located in a south facing elevated position it enjoys the most spectacular views across the surrounding countryside and mountains and is approached by a good asphalt road followed by its own private gated entrance.

The property enjoys a wonderful countryside location but it is not isolated , its very close to the important towns of Alba and Monforte and perfectly located to integrate and enjoy the 'Dolce Vita' of the true Italian lifestyle. Milan, the Italian Lakes, Alpine ski resorts and the Ligurian coast are all close by.

### Property Description

Grand architect designed Italian Villa and swimming pool within its own private grounds.

This Italian villa has been recently constructed to the highest standards with particular focus to energy efficiency and offers the most luxurious character home.

The properties energy classification is the best possible and a detailed summary of the technical details and use of particular construction techniques is available.

The construction has carefully created an original and interesting single storey character property in the shape of a horse shoe built around an internal courtyard with zen garden . Other features of the property include high wooden beamed ceilings , wood effect ceramic floor tile and wood burning stove.

The property enjoys the most wonderful far reaching views of the surrounding countryside and mountains.

This Prestigious Villa provides the following accommodation over one floor -

#### Ground floor

Delightful and very spacious open plan living, kitchen, dining and library area.

This area features a quality kitchen, wood effect floors, feature fireplace and high exposed wooden beamed ceiling.

This very large area really must be seen to be appreciated, it has many glass french doors providing a wonderful light atmosphere

and has immediate access to the internal courtyard and botanical zen garden.

Four spacious bedrooms each with a luxury ensuite bathroom , two bedrooms are to the east wing and two to the west.

All the rooms are spacious, bright and sunny - the property has been constructed with only the best quality materials and is in first class condition.

Gymnasium / walk in wardrobe room can become bedroom 5 as required.

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

The property is in an elevated position with uninterrupted views of the surrounding countryside and mountains. The internal courtyard area with its botanical zen garden is truly charming. The grounds surrounding the property are well established and meticulously maintained with a vast selection of trees and shrubs including wisteria, lavender, roses, magnolia, hydrangea and 10 cypress trees plus a fruit orchard with cherry, apricot, fig and plum trees and raspberry and redcurrant bushes.

The gardens also have an integrated irrigation system, and external lighting .

There are many spacious terraces perfect for alfresco dining or soaking up the Italian sunshine.

### **Swimming Pool**

Large 12x4 quality swimming pool

The property has a sophisticated under floor heating system both environmentally friendly and energy efficient.

Garage

Property photos























