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**Italian farmhouse for sale in the UNESCO area of Piemonte- Near Alba, Langhe Hills**  
**Reference: 6842 - Price: [€contact us](#).**

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



Country stone house & tennis court in the heart of the Langhe vineyards - suitable for private or business use, should be seen to be appreciated.

**Area:** Cuneo: The Langhe **Parking:** Yes  
**Building type:** Detached **Services:** All services connected  
**Land size:** 30000 sqm **Condition:** Perfectly restored

### **Location**

L shaped Langhe stone property situated in a panoramic location with views over the Langhe countryside and vineyards. Located in a tranquil private position, yet just a short drive to a number of picturesque villages that boast an excellent infrastructure with general store, restaurants, bar, delicatessen and fresh pasta store. The larger towns of Alba and Santo Stefano Belbo are just a short drive away. Milan, Turin, the Italian Riviera, Italian Lakes and Alpine ski resorts are all close by.

### **Property Description**

This traditional L shaped Langhe stone farmhouse has been carefully and lovingly restored to high standards and provide quality accommodation with a Tennis court.

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

Currently the property is divided Into two Independent houses with the possibly to easily connect to create on very large house if required.

House 1 is beautiful it and perfectly restored providing ready to move into quality accommodation.

House 2 is structurally restored in just requires final finishing and personalisation to ones individual tastes.

Some of the original features throughout the property include:

Brick vaulted ceilings, exposed stone walls, original fireplaces, and wooden beamed ceilings.

### **House 1**

#### *Ground Floor*

Wonderful spacious living room,/kitchen - features of this room include brick vaulted ceiling, wood floor and Lucerne stone.

Open plan staircase leads to the second floor -

Room currently used as a gym and bathroom with Independent access, this could be a bedroom

#### *First Floor*

Further spacious living room featuring exposed Langhe stone and high wooden beamed ceiling.

Office area - could be bedroom 1

This room has immediate access to a traditional Piemontese balcony and a large covered terrace to the side which is perfect for alfresco dining, BBQs and enjoying the Italian outdoor lifestyle.

Bathroom with shower

Walk In Wardrobe room, could be a further small bedroom

Bedroom

Internal stairs to lower floor.

Bedroom

Ensuite with bath

The property has been restored with great care using only the best materials, and is in excellent condition throughout. It's design is a delightful mix of character property with a contemporary style

### **House 2**

This house is for final finishing, it requires, flooring, windows, bathroom furniture and a kitchen.

The current idea is to create over two floors an Independent spacious two bedroom house that has the possibility to connect to House one. At this stage its possible to change the design to suit your personal requirements

### **Courtyard area and Grounds**

The estate totals 30000 sqm of grounds which consist of the courtyard area, meadowland and woodland.

There is ample space to create a large swimming pool.

The property has a tennis court.

This property could be perfect for two families, to create one very large luxury home, or have guest bed and breakfast rooms or apartments.

Property photos



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