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**Traditional Country Farmhouse for sale in Piemonte- Near Alba, in Langhe Hills**  
**Reference: 6846 - Price: €300,000.**

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



Charming, rustic country home. This property is suitable for those seeking a wonderful tranquil location in the middle of nature in the countryside. Viewing recommended.

**Area:** Cuneo: Langhe

**Building type:**

Detached

**Parking:** Yes

**Services:** All services connected

**Property size:** 350 sqm **Condition:** Ready to move into

**Land size:** 55000 sqm

## Location

This restored country stone house is situated in a panoramic, private and tranquil location nestling in the heart of the countryside. Located in a south facing elevated position it enjoys spectacular views across the surrounding countryside and mountains. The property is approached initially by a good asphalt road and followed by a gravel country road for approx 200 metres. The property then has its own very charming country access/driveway. There are no visible neighbours. Town facilities are just a short drive away.

## Property Description

The main country farmhouse has been restored and provides a spacious family home.

The work completed has created a charming rustic country style farmhouse.

There is a part of the house that needs further improvement and also two rustico Langhe stone buildings within the grounds.

A truly interesting proposition with restored ready to move into accommodation and the potential to develop further living space as you require and to your personal tastes.

### **Main House Part one**

#### *Ground floor*

*Kitchen* - Spacious country style kitchen with fitted units and plenty of work space. This room is large enough for dining if required. A large window overlooks the courtyard, gardens and far reaching countryside views. This room also has a wood burning stove.

*Living/Dining room* - Wonderful spacious room overlooking the courtyard and garden areas. Features of this room include cotto coloured floor tiles, wood beamed ceiling, traditional niches and a feature fireplace with wood burning stove. This room has French doors with immediate access to the courtyard and garden areas.

Feature wrought iron staircase leading to the first floor.

The staircase arrives to a spacious landing area with French doors that access a traditional Piemontese balcony.

#### *First floor*

*Master Bedroom 1* - Spacious well appointed room with window overlooking the courtyard and delightful rural views.

This bedroom has a private en suite bathroom with shower.

*Bedroom 2* Spacious double bedroom with a window to the front of the property enjoying views of the gardens and countryside.

The first floor features good quality wooden flooring throughout.

#### *Bathroom 3*

The property has a passageway to the rear of the property which connects with part two of the house or alternatively there is another main and independent entrance to this part of the house.

The accommodation is really very flexible and therefore the house can be used as a very large family home or two independent country homes.

### **Main House Part two**

#### *Ground floor*

Spacious entrance area.

*Room 1* - This room is for final finishing - it's currently used as a storage area. It has many possibilities, if your choice is to use the house as 2 independent units then it is a perfect kitchen alternatively it could be an office, further bedroom or anything you require.

*Room 2* - This room is for final finishing - it's currently used as a storage area. Again it has many possibilities, if your choice is to use

the house as 2 independent units then it is a perfect living room area, alternatively it could be an office, further bedroom or anything you require.

Original stone staircase leading to the first floor.

The staircase arrives to a spacious landing area with French doors that access a traditional Piemontese balcony.

#### *First floor*

*Bedroom 3* - Spacious well appointed room with window overlooking the courtyard and delightful countryside views.

*Bedroom 4* - Spacious well appointed room with window overlooking the courtyard and rural views. This room has a wooden floor.

*Bathroom 4* Spacious family bathroom.

Further area of the house which creates a L shape to the property. This is a large space which can be developed as you wish - it could be further liveable space or simply developed into an outside lounge and summer kitchen. There are many interesting possibilities.

#### **Gardens and Independent rustic buildings**

Within the grounds are two rustic buildings in Langhe stone requiring complete restoration.

The main house and rustici are nestling within 54000 m2 of nature ground. The land is bordered by Langhe stone terraced walls which are traditional in the local area.

The paved courtyard area provides a delightful space for alfresco dining and enjoying the Italian outside lifestyle. Within the land are many mature trees and plants including fig trees, walnut trees, kiwi a white mulberry tree and more than 10 varieties of wild orchid....

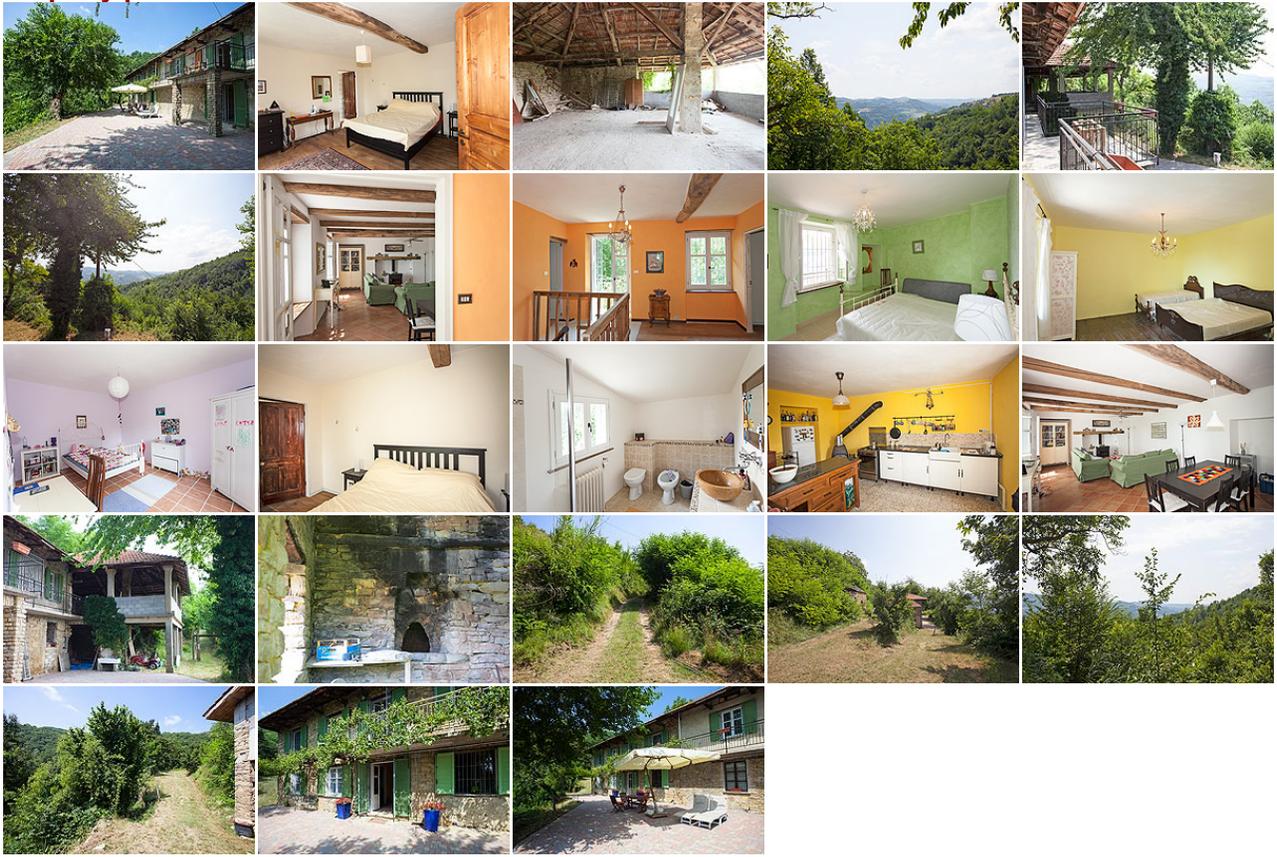
To the rear of the house is an outside terrace area perfectly located close to a further rustic stone building with original pizza oven. A perfect area for pizza parties with friends and family.

There are many areas to develop within the grounds, facing different aspects of the house to enjoy or hide from the sun depending on the season.

There is ample land to create a swimming pool area.

Storerooms

## Property photos



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