

## Country Houses for sale in Piemonte- Langhe Hills

**Reference: 8001 - Price: €350,000.**

Property categories : [Business potential](#) : [Farmhouse and country house](#)



Interesting group of houses, suitable as a permanent home or vacation home with holiday rental possibilities.

**Area:** Cuneo: The Langhe **Parking:** Yes

**Building type:** Detached **Services:** All services connected

**Land size:** 20000 sqm **Condition:** Ready to move into

### **Location**

In the heart of the Langhe countryside.... Nearby towns boasts portici, medieval buildings, and small cobbled streets. This property is hidden in the countryside in a wonderful tranquil location yet just a short drive to a town that has an excellent infrastructure with fresh pasta shops, butcher, bakers, home made ice cream, bars, restaurants and of course a wine shop/enoteca.... The important towns of Alba and Acqui Terme are close by and the Italian Riviera can be reached within 1 hour.

## **Property Description**

This old country house and barn have been renovated and converted into welcoming homes with a pleasant sunny gardens and courtyard area. The renovation has respected the original character of the properties.

Particular features of the house, include exposed old stone, wood beamed ceilings and some original floors.

### **Main farmhouse**

The property provides well appointed accommodation over 2 independent floors -

#### **Lower ground floor**

Store rooms and cantina

#### **Ground floor**

Spacious character kitchen with wooden beamed ceiling, original floor tiles and a wood burning stove used to heat and cook. A truly charming room with immediate access to a delightful terrace area over looking the gardens to the rear of the property. This area is perfect for alfresco dining.

Living room - features wooden beams and a wood burning stove, this room also accesses the garden areas.

Bathroom with shower.

Bedroom 1 - spacious room with lots of windows and light, features a wood burning stove.

Bedroom 2 - good size room, could also be an office/studio.

External Staircase leads to the first floor -

#### **First floor**

(Independent Floor)

Features some original cotto floors.

Beautiful large room with high wooden beamed ceiling, this area is currently used as an art studio but could be perfect to simply develop into a beautiful living /kitchen area.

Bedroom 3.

Bathroom 2 with walk in shower.

Bedroom 4.

### **Barn (Independent Apartment )**

Close to the main house creating a delightful internal courtyard. The barn is built from old Langhe stone and features panoramic arched windows, this provides further living accommodation as follows-

#### **First floor**

Accessed by a stone staircase, an open plan apartment with 3 large arched windows overlooking the grounds and views to the front of the property, the apartment has a simple kitchen area and bathroom with shower. Perfect for your guests or could be used as a holiday rental to provide income.

#### **Ground floor**

A small apartment which requires modernisation.

#### **Grounds and outside areas**

The property is set within its own grounds bordered by traditional Langhe stone walls. The gardens are beautiful and boast a vast selection of mature trees and shrubs which provide an oasis of colour in each season.

There are a number of different terrace areas perfect to enjoy the shade or sun as you prefer.

Within the grounds are a Langhe stone ruin for restoration.

There is an original pizza/bread oven.

The property has a covered parking area to protect the car from the snow or sun !

## Property photos



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