

## Charming Stone House for sale in Piemonte- Langhe Hills

**Reference: 8018 - Price: €380,000.**

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



Interesting property and grounds, ready to move into accommodation and the potential to develop further living space as you require and to your personal tastes.

Perfect for those who appreciate nature and the charm of a rustic country house.

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

**Building type:** Detached **Services:** All services connected, wood pellet heating

**Property size:** 300 sqm **Condition:** Ready to move into

**Land size:** 60000 sqm

**Floors:** 2

### **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.. Town facilities are just a short drive away.

## **Property Description**

Restored country stone farmhouse and barn.

The farmhouse has been restored and provides comfortable rustic style accommodation.

The work completed has maintained the original character and feel of the house and has created a charming country style farmhouse.

The barn area requires restoration, providing an interesting opportunity to personally design and create additional living space as one requires.

There are also two rustico Langhe stone buildings within the grounds.

### **Main House**

#### *Ground floor*

*Kitchen* - country style kitchen. Features of this room include an original cotto stone floor, wood burning stove, wooden beamed ceiling, exposed stone walls and French doors that open to the courtyard area.

*Living/Dining room* - Charming room with vaulted ceiling, wood burning stove and French doors with immediate access to the courtyard and garden areas.

*Further Living room 2 or Bedroom* This room has a wooden floor, a wood burning stove, exposed stone walls and French doors that access the courtyard and garden areas.

Staircase leading to the first floor-

*Living room 3 or bedroom* - features wooden floor, vaulted ceiling and French doors that access a traditional Piemontese balcony running the length of the house.

*Delightful Master bedroom* Spacious light room with wooden floors, vaulted ceiling and access to the balcony.

*Bathroom 1 with shower*

*Spacious Luxury Bathroom 2* with free standing bath, parquet floor and antique fittings. Access by French doors to the

balcony.

All rooms have delightful views of the surrounding countryside and French Alps.

### **Hayloft/Barn area**

The barn is next to the house and offers many possibilities .... ready for restoration to be designed to suit your personal tastes it can be easily connected to the main accommodation or also suitable to create further completely independent accommodation or maybe simply to leave open and use as a wonderful covered terrace area / outside living room

Store rooms, workshop and original cantina

### **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 60,000 m2 of nature ground including woodland and meadowland.

The courtyard area immediately outside of the house provides a delightful space for alfresco dining and enjoying the Italian outside lifestyle. Within the land are many mature trees and plants including chestnut, oak and a selection of fruit trees.

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 and vegetable garden

The Land Is perfect for animals and horses.

## Property photos



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