

## Country House with stunning vineyard & mountain views- Near Alba, in Langhe hills

**Reference: 8034 - Price: €325,000.**

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



Sought after location close to Barbaresco, Neive and Alba

A stunning location ... Well appointed villa style property suitable as vacation or permanent home.

**Area:** Cuneo: Langhe      **Bathrooms:** 2

**Building type:** Detached      **Parking:** Yes & Garage

**Property size:** 200 sqm      **Services:** All services connected

**Bedrooms:** 3                      **Condition:** Ready to move into

### Location

This beautiful Villa style home is situated in a truly panoramic position on the edge of an important town close to Alba, Barbaresco and Neive. The town itself boasts an excellent infrastructure with restaurants, pizzeria, wine bar, supermarkets and delicatessen to buy fresh ham, cheese, pasta and local produce. Located in a south facing elevated position it enjoys the most stunning views of surrounding vineyards and alpine mountain range. The property is approached by a good asphalt road followed by its own private driveway. The property enjoys a countryside location

but not isolated and perfectly located to integrate and enjoy the 'Dolce Vita' of the true Italian lifestyle. Milan, Turin, the Italian Lakes, Alpine ski resorts and the Ligurian coast are all close by.

## **Property Description**

Delightful Italian villa style property set within its own grounds and enjoying the most stunning views of the surrounding vineyard and mountains

The property provides very light welcoming accommodation-

### **Ground Floor**

Wonderful and very spacious open plan kitchen and living area. The room enjoys lots of light and has access via French doors to a covered terrace area perfect for alfresco dining and to create an outside lounge area.

The property provides immediately habitable quality accommodation.

The size of this room creates a perfect atmosphere for dinner parties with friends where you can entertain while cooking...Features include a wood quality fitted kitchen, wood pellet stove and terracotta coloured floor tiles.

Attractive archway leads to-

Bedroom 1 - spacious room with ensuite bathroom and shower with views overlooking the gardens to the rear of the property.

Bedroom 2 - spacious double bedroom.

Bedroom 3 - double bedroom.

Bathroom 2 - with bath.

Staircase leading to the lower ground floor.

Large garage and storage area.

Ample parking.

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

Well maintained grounds, and gardens including a lawned area perfect to develop a swimming pool area with a vast

section of established trees and shrubs. Vegetable garden, fruit orchard with Hazelnut, Walnut, Prune, Peach, Fig, Cherry, Apricot, Pear, Apple, Gogi and Pomegranate - fresh fruit in each season and of course the possibility to make preserves !

Space to develop an outside kitchen area if required.

Brick exposed underground cantina.

The recent modernisation to the house has included the following-

New double glazed windows with fly nets at each window.

Aluminium shutters and front door.

New flooring throughout the whole house.

New bathrooms.

New Kitchen, new Fireplace and energy efficient central heating system.

This property offers quality accommodation suitable as a permanent home or vacation home with excellent rental potential

## Property photos



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