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Character Country Estate with Swimming Pool- Langhe Hills

Reference: 8036 - Price: €650,000.

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

Needs to be seen to be appreciated, beautifully restored character buildings, Excellent business opportunity and price

Area: Cuneo: Unesco

Building type: Detached **Bathrooms:** 9

Parking: Garage

Property size: 530 sqm **Services:** All services connected

Land size: 8500 sqm **Condition:** Perfect

Bedrooms: 11

Location

Country Estate with swimming pool in the heart of the Langhe Hills situated in a south facing panoramic location with views over the countryside and vineyards. Located in a tranquil private position in the edge of an important Langhe village with neighbouring houses close by.

Alba, Barolo, Monforte and Serralunga are all just a very short drive away. Milan, Turin, the Italian Riviera, Italian Lakes and Alpine ski resort are all close by.

Property Description

Perfectly integrated in a small Langhe village in the heart of the prestigious vineyards we offer this beautiful character property dating back to the mid-1800s and restored with careful attention to respect the original character and preserve the many features of the ancient buildings.

On the edge of a village the property is situated within its own private grounds including a charming garden area and 4.50 x m 10.50 swimming pool.

The main residence dating back to 1800 is renovated with great care and attention and features many exposed old brick and stone walls.

The buildings total 536sqm and offer very versatile accommodation they could be suitable for private use for one or more families or perfect as a business activity, maybe a bespoke hotel with restaurant, a cookery school, management conference centre, relaxation retreat in the vineyards, the possibilities really are many

The property was recently a successful business activity

On the ground floor of the main house there is a beautiful very spacious open plan area with vaulted ceilings and exposed brick, it's truly stunning space and needs to be seen to be appreciated.

There also is a bar area, kitchen and a bathroom

On the first floor there are 4 unique bedrooms, all with en-suite bathrooms and with their own private terrace, while on the second floor there are a further two rooms.

In a separate charming character building there are 3 mini apartments with mezzanine floor

There is a further apartment with independant private access which includes a kitchen, living room 2 bedrooms and 2 bathrooms.

Outbuildings include a good size garage , storage room, utility room and barbecue area

This is a property that must be seen to be fully appreciated

Email for further info and to organise a viewing appointment.

Property photos















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