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**Country House with Barn for sale in Piemonte- The Langhe near Alba & Dogliani**  
**Reference: 8046 - Price: €440,000.**

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



Group of langhe stone properties, one already restored and two spacious stone barns offering a character blank canvas to design as one requires.

**Area:** Langhe

**Building type:**

Detached

**Land size:** 25000 sqm

**Parking:** Yes

**Services:** All services connected

## Location

In the heart of the Langhe. Nearby towns boast medieval buildings, baroque towers and small cobbled streets all surrounded by spectacular scenery overlooking the Piemontese landscapes & mountain range. The property is close to a delightful town which has an excellent infrastructure with fresh pasta shops, butcher, bakers, home made ice cream, bars, restaurants and of course a wine shop/enoteca.... 30 minutes to the important town of Alba, famous amongst many things for its medieval towers and tartufu. The Italian Riviera, Italian Alps and Italian Lakes are all close by.

## Property Description

Country Estate comprising of a restored Langhe stone farmhouse, a large attached stone barn for further restoration plus a further stone house, all situated in a delightful position with stunning countryside and mountain views.

The property is accessed by its own private driveway with attractive gated entrance.

Some of the original features throughout the property include:

Brick vaulted ceilings, exposed stone walls and cotto stone floors.

The main house provides spacious accommodation throughout with the possibility to create further living area by restoring the other stone houses within the estate.

Main house

### *Ground Floor*

Kitchen, featuring cotto floors and brick vaulted ceiling.

Living Room - Spacious light room with feature fireplace, exposed stone walls, vaulted ceiling with cotto and wood floors.

Bathroom one with shower.

Stairs lead to the first floor where you find four bedrooms.

### *First Floor*

Bedroom one and two to the front of the property, with views over the vineyards and mountains- These rooms have original cotto floors and wooden beamed ceiling and access a traditional Piemontese balcony

Bedrooms three and four are located at the back of the property and are spacious double bedrooms with feature wooden floors.

Bathroom two with bath.

From the ground floor of the property you have immediate access to an internal grassed courtyard area perfect for alfresco dining, the traditional Italian aperitivo, or just relaxing in the warm Italian sunshine.

The two Langhe Stone barns create a truly exciting restoration opportunity to create further living areas designed to suit your personal tastes and ideas.

### **Courtyard area and Grounds**

The estate totals approx. 25000 m2 of grounds which consists of a vineyard, garden areas with many mature plants, shrubs and trees and woodland.

The property enjoys many different areas perfect to enjoy or hide from the sun depending on the season.

There is ample space to create a **Swimming Pool** area

This country estate really must be seen to appreciate its location and atmosphere.

## Property photos



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