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Country Estate with Vineyard for sale in Piemonte- Langhe Hills

Reference: 8071 - Price: €720,000.

Property categories : [Business potential](#) : [Farmhouse and country house](#) : [Historic](#) : [Luxury property](#) : [Vineyard](#)



Delightful Langhe Stone house within its own country estate comprising of family home, guest apartments and rooms and vineyard in the most stunning location.

Must be seen to be appreciated.

Area: Cuneo: Langhe

Building type:

Detached

Parking: Yes

Services: All Services connected, underfloor heating

Property size: 480 sqm **Condition:** Restored

Land size: 13500 sqm

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 vineyards and mountains. The property has good access to nearby towns that offer an excellent infrastructure with fresh pasta shops, butcher, bakers, home made ice cream, bars, restaurants and of course a wine shops/enoteca.... Just a short drive to the important towns of Alba, Barolo and Monforte d'Alba. The Italian Riviera, Italian Alps and Italian Lakes are also all close by.

Property Description

This beautiful character country house is more than 200 years old

Approached by a private gated entrance the property enjoys a south facing elevated position with stunning 360 degree views of the surrounding vineyards and Alps.

The estate was carefully, skilfully and sensitively renovated to a high standard by the current owners with particular attention to maintain the character of the original property combining it with a delightful contemporary style.

In recent years the owners have ran a successful business renting the apartments and guest rooms

The estate and its surroundings offer many possibilities for a boutique style business, a simple but charming agriturismo type business or simply luxury family accommodation for one or more families.

The location and atmosphere of the estate really needs to be seen to be fully appreciated, it is an absolute paradise

Main House

Ground Floor

Accessed from the south side, the front door leads into an entrance area with storage cupboard.

Delightful open plan area - Kitchen, dining area and living room with many panoramic windows which create a bright welcoming area and capture the views of the surrounding countryside.

Further living room with fireplace and exit to the rear outdoor relaxation area.

Utility Room.

Bathroom.

Stairs leading to the first floor where you find -

Bedroom with high wooden beamed ceiling , dressing room with built in wardrobes and an en-suite bathroom, this room is ample in size and could be divided to make more than one room if required, it also has access to two balconies with views over the vineyards.

Three independent guest apartments

Guest apartment 'Verde'

The guest apartment 'Verde' is for 2 - 4 people and the largest of the apartments, which all enjoy two levels. On the ground floor is the open-plan Kitchen / Living area with access to a private outdoor sitting space

Bathroom

Metal staircase leads to the first floor bedroom.

Guest apartment 'Blu'

The guest apartment Blu is perfect for 2 - 3 persons. Like all of the guest apartments it has two levels.

On the ground floor there is the open kitchen / living area with access to the private outdoor sitting place .

Bathroom

Staircase to bedroom with direct access to the large terrace area

Guest apartment 'Rosso'

The guest apartment Rosso is also perfect for 2 - 3 persons. Like all of the guest apartments it has two levels. On the ground floor there is the open kitchen / living area with access to the private outdoor sitting place .

Bathroom

Staircase to bedroom with direct access to the large terrace area.

Two Guest Rooms-

Guest rooms “Gallo” and “Verde”

The two guest bedrooms 'Gallo' and 'Verde' each with a double bed and private ensuite bedroom are accessible via the independent stairs from the ground floor and each have an en suite bathroom and a direct exit to the large terrace. They also enjoy the typical high wooden beamed ceilings.

Country Estate

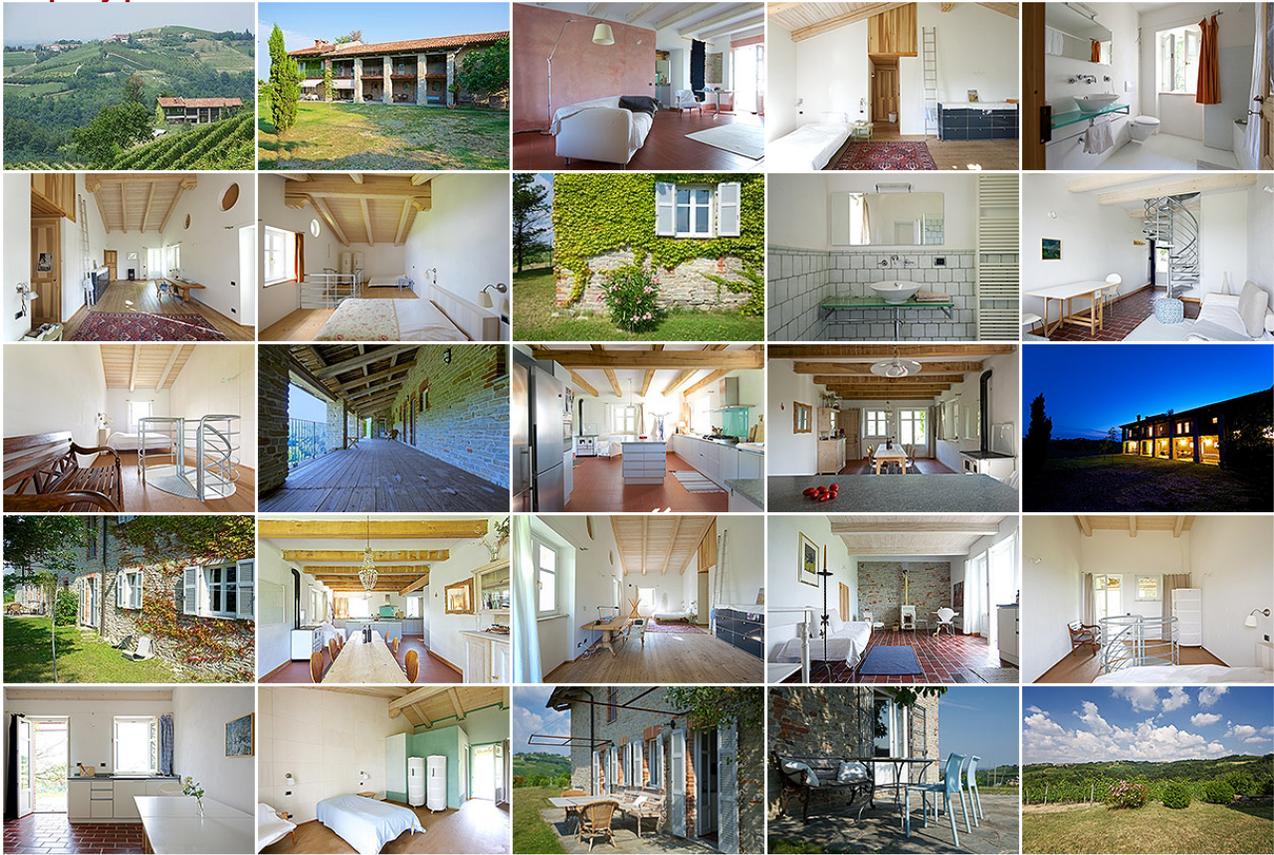
The grounds include 1.3 hectares of land with a 3000m2 Dolcetto di Dogliani DOC vineyard which is currently maintained by a local wine maker,

The gardens are well maintained with many mature shrubs and trees

There is ample space to develop a swimming pool and SPA area if required

Early.viewing recommended

Property photos



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