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## Italian Villa for sale in Piemonte- Near Alba, in Langhe Hills

**Reference: 8702 - Price: €235,000.**

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



Charming house enjoying beautiful vineyard and mountain views - excellent investment currently rents for vacations at Euro 1400 per week.

**Area:** Cuneo Langhe

**Bathrooms:** 2

**Building type:** Semi Detached

**Parking:** Yes

**Floors:** 3

**Services:** All services connected

**Bedrooms:** 3

**Condition:** Perfect

### 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. This property enjoys a private location and is close to nearby towns that have an excellent infrastructure with fresh pasta shops, butcher, bakers, home made ice cream, bars, restaurants and of course a wine shop/enoteca....

The property is approached by a small country lane, it is attached to a neighbouring house however enjoys maximum privacy and the most stunning views.

The Italian Riviera, Italian Alps and Italian Lakes are all close by.

## Property Description

This delightful Italian villa is situated within its own grounds and enjoys the most stunning vineyard views.

Approached by a small country road with gated entrance, gravel driveway continuing to a path leading down to the gardens, BBQ and Swimming Pool area.

The property offers spacious accommodation over three floors -

### *Ground Floor*

Entrance into the open plan Living, Dining and Kitchenette area.  
Windows overlooking the gardens and covered terrace area.

Bedroom One - spacious double bedroom ensuite with a private bathroom with shower.  
this room enjoys a balcony with views towards the swimming pool and gardens.

Stairs leading from the Living room to the first floor -

Bedroom Two - spacious double bedroom with vineyards and mountain views.

Bedroom Three - spacious double bedroom with views towards the village, this room has a large walk in wardrobe.

Two bathrooms - one ensuite to bedroom one with a shower and the other with a bath and overhead shower.

### *Lower Ground Floor*

Large open plan space currently used as garage and store area.  
This area already has windows and could be interesting to create additional habitable space.

## **Courtyard area and Gardens**

The gardens total sqm with a variety of mature plants, shrubs and trees.

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

## **Swimming Pool**

7 x 4 m Swimming pool in a sunny panoramic location enjoying beautiful far reaching vineyard and mountain views . The pool is a high quality above ground pool built within its own spacious wood terrace area with ample space for sunbathing or dining alfresco by the pool.

A perfect vacation home with excellent rental potential - when the current owners are not enjoying the property themselves, they rent it successfully weekly for vacations at a cost of 1400 euro each week.

Price negotiable

## Property photos



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