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**Characteristic Guest House for sale in the prestigious wine area of Barolo- Near Alba and Barolo in the Langhe Hills**

**Reference: 8075 - Price: €595,000.**

Property categories : [Business for sale](#) : [Business potential](#) : [Farmhouse and country house](#) : [Historic](#) : [Other](#) : [Ready to move into](#)



Great Price

Business Opportunity in the most prestigious town ....

Early viewing recommended

Viewing strictly by appointment only

<b>Area:</b> Cuneo Langhe	<b>Bathrooms:</b> 8
<b>Property size:</b> 800 sqm	<b>Parking:</b> Yes
<b>Bedrooms:</b> 9	<b>Services:</b> All services connected
	<b>Condition:</b> Restored

## Location

In the heart of Unesco World Heritage Langhe Hills .... minutes from Barolo .....Nearby towns boast medieval buildings, baroque towers and small cobbled streets all surrounded by spectacular scenery overlooking the Piemontese landscapes. The property is in the heart of the delightful Unesco towns that offer an excellent infrastructure with fresh pasta shops, butchers, bakers, home made ice cream, bars, restaurants and of course a wine shops/enoteca.... And just a short drive to the important towns of Alba, La Morra

and Monforte d'Alba. The Italian Riviera, Italian Alps and Italian Lakes are all close by.

## **Property Description**

Historic property dating back to 15th century, carefully and lovingly restored and currently offers spacious well appointed character accommodation comprising of two spacious apartments and 6 spacious double bed and breakfast rooms.

### **Lower Ground Floor**

Stunning spacious brick vaulted arched area, includes a games area for guests, a sauna/gym zone and breakfast area. This area has many possibilities, it could also be perfect for wine tastings, or a perfect place for an aperitivo

### **Ground Floor**

Entrance to an important and very impressive hallway with high ceiling and entrance to the 6 spacious bed and breakfast rooms each with its own ensuite bathroom. Every room has a beautiful vaulted ceiling and they are in good order.

On the ground floor with an independent entrance there is also a ground floor apartment comprising of a living/ kitchen area, bathroom and bedroom, this space is currently used by the owners but could be further guest accommodation if required.

### **First Floor**

Further very spacious independent apartment where the owners currently live.

Features include a high wooden beamed ceiling and feature fireplace.

Spacious open plan living /kitchen area.

3 bedrooms.

Bathroom.

The outside area includes a parking area for guests and a small grassed area where during the summer there are pergola areas for guests to enjoy the alfresco lifestyle and stunning views.

There is space to develop a small swimming pool or jacuzzi area if required

Excellent Investment Opportunity .....

## Property photos



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