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## Country Estate For Sale in the Piemonte region of Italy- Langhe Hills

Reference: 8089 - Price: €450,000.

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



Beautiful character restored stone house offering spacious and versatile accommodation.  
Charming countryside location with land meandering down to the river ....  
The structurally restored barn offers great potential to personally create further living space.

**Area:** Cuneo Langhe

**Building type:** Detached  
**Parking:** Yes and Garage  
**Services:** All services connected

**Property size:** 350 sqm  
**Condition:** Perfectly Restored

**Land size:** 20000 sqm

### Location

Country Estate in a charming location with panoramic views of the Langhe countryside. Located in a tranquil private position yet just minutes to picturesque villages that boast an excellent infrastructure with general store, restaurants, bar, etc. The larger towns of Alba and Dogliani and Monforte are just a short drive away. Milan, Turin, the Italian Riviera, Italian Lakes and Alpine ski resorts are all close by.

## Property Description

Country Estate comprising of a group of ancient Langhe Stone Houses.

Approached by a small country lane the properties enjoy a charming location nestling in the Piemontese countryside.

Parts of the estate have been carefully, skilfully and sensitively renovated to a high standard by the current owners with particular attention to maintaining the character of the original property while combining it with a delightful contemporary style.

The property is suitable for private use or also to develop to a small boutique style business

### Main House

The most ancient of the buildings.

#### *Ground Floor*

Entrance Hall - Spacious area creating an impressive entrance.

Stunning open plan kitchen and living area - features include exposed stone walls, arches ,wooden beams, glass doors and central feature fire place - this room really must be seen to be appreciated...

The kitchen has a work island and is designed in a perfect way for entertaining whilst cooking!

Boiler room - Home to the sophisticated boiler for the central heating system that functions with gas and solar energy

Ground floor bathroom

Covered terrace area links access to -

### Ground floor independent guest apartment

Bathroom with shower.

Large Living room / bedroom.

Area prepared for the installation of a small kitchen.

Wooden staircase leads from the entrance hall to the first floor -

### First Floor

Living Room/ Library - A bright welcoming room with wood burning stove

Master Bedroom

Spacious bathroom with shower

Access to a delightful terrace at first floor level, this area is perfect for an outside lounge area to enjoy an alfresco aperitivo... while enjoying the views of the surrounding countryside

This area links to a **First floor guest apartment**

Living Room /Bedroom

Bathroom with shower

Area prepared for a kitchen

### **Hayloft/Barn**

Behind the fully restored property is a large barn which creates a delightful internal courtyard zone.

Here there is also a beautiful sun terrace in Langhe stone.

The structure of the barn is in good order and it already has a new roof.

This barn provides a very interesting opportunity as its blank canvas to simply finish as you require to your personal ideas and tastes.....

There is space to create a further house, numerous guest rooms or apartments or maybe you have a business idea that can be brought to life .....

### **Country Estate**

The grounds include 2 hectares of land, including meadowland and trees which gently meander down to the nearby small river, the sound of which adds to the ambience of this very special property.

The garden area which immediately surrounds the property includes fruits for every season - Fig, Peach, Cherry, Apple, Pear and Apricot!

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

**Early.viewing recommended**

## Property photos



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