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## Prestigious Country Home for sale in Piemonte- Langhe Hills

Reference: 8106 - Price: €980,000.

Property categories : [Business for sale](#) : [Business potential](#) : [Farmhouse and country house](#) : [Other](#)



Beautiful character house offering spacious and versatile accommodation.  
Stunning Location with vineyard and mountain views yet just minutes from a delightful town-  
Suitable as a luxury private family home or a bespoke business opportunity.

**Area:** Langhe Hills

**Building type:**

Detached

**Land size:** 19000 sqm

**Services:** All services connected and central heating system

**Condition:** Perfectly Restored

### Location

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, shops, weekly market and of course a wine shops/enoteca.... And just a short drive to the important towns of Alba, Barolo, Asti and Acqui Terme. The Italian Riviera, Italian Alps and Italian Lakes are all close by.

### Property Description

Situated in an elevated position with the most spectacular views across the Belbo wine valley and mountains. The property is approached by a good asphalt road and has a choice of two private entrances.

This traditional L shaped farmhouse has been restored to the highest standards and currently provides a spacious luxury home with independent guest apartment.

The property was formerly a luxury home with 4 ensuite bed and breakfast rooms and an independent apartment.

The current owners use the whole property as their own luxury family home however the space could be used as a business activity as before if required.

The property has two Independent entrances and the size and layout of the property is such that the use of the space is very versatile.

The character of the house has been preserved with original features maintained including a wine cantina and coppi style roof tiles.

### **Ground floor**

Very spacious open plan living area

Features of this room include chestnut wooden beamed ceilings. This room has access to a wonderful covered terrace area where you can enjoy the vineyard views which surround the property.

This room could be used as a dining area for guests during winter months if the property is to be used as a business activity.

The kitchen is large, fully fitted and includes island areas. This room is perfect for entertaining and has pretty arched windows and access to a small room with a beautiful vaulted ceiling.

Archway which lies between the main house and guest rooms.

Spacious Room with ensuite bathroom currently used as a Dining Room

Spacious Room with ensuite bathroom currently used as a Library with French doors that access the terrace area and gardens

Utility room

Choice of attractive staircases lead to the first floor one in chestnut wood the other in stone.

### **First floor**

Large open plan living area with arched windows and access to a private terrace area

Office /bedroom

Delightful master bedroom Suite with walk in wardrobe and luxury bathroom with spacious shower, jacuzzi bath, wash basin toilet and bidet.

Spacious room with ensuite bathroom and French doors accessing the balcony.

### **Guest Suite - 40m2**

In a separate building an elegant guest suite, spacious with ensuite bathroom and a professional stainless steel kitchen, features include high exposed wooden beamed ceiling, exposed stone walls, panoramic windows and a large private terrace area - perfect for an aperitivo or to enjoy the Italian sunshine.

### **Grounds and outside areas**

This property is located at the top of a hill enjoying the most stunning location

Situated within 19,000 m<sup>2</sup> of its own grounds including an area of flat land suitable to develop a large swimming pool. The land is all useable, currently there are established garden areas with a selection of mature trees and shrubs, a fruit orchard with cherry and apple trees and redcurrant bushes, meadowland and woodland too, the land can be developed or cultivated as one wishes.

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

There is a large terrace perfect for Italian al fresco dining to the front of the property

There is also an additional courtyard area with additional parking to the rear of the house

Ample space for parking

Games room

Last but not least the original wine cantina complete with the original wine making equipment

## Property photos



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