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## Luxury Stone Property for sale in Piemonte.- Near Alba , Langhe Hills

Reference: 8112 - Price: €890,000.

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



The most beautiful character L shaped property in a charming location restored in a refined style with only the highest quality materials. Tranquil countryside position yet just a few minutes walk to a vibrant Italian town.  
A successful business to continue and develop or a perfect luxury family home .....

**Area:** Cuneo: Langhe

**Building type:**

Detached

**Land size:** 5400 sqm

**Bedrooms:** 5

**Bathrooms:** 5

**Parking:** Yes

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

**Condition:** Perfectly Restored

### Location

Country House situated in a panoramic location with beautiful countryside views. Located in a tranquil private position with neighboring houses in the distance. Walking distance to a charming Italian City where you have, restaurants, wine bar, shops, delicatessen and fresh pasta stores. ?Asti, Alba, Acqui Terme and Nizza Monferrato and Canelli are all just a short drive away. Milan, Turin, the Italian Riviera, Italian Lakes and Alpine ski resorts are all close by.

## Property Description

Approached by its private gated entrance this old traditional Langhe stone farmhouse has been lovingly restored and is a spacious and most beautiful luxury home.

Currently the property is run as a successful B& B business with family home, however it's layout is completely flexible and it's also perfect for a luxury family home for one or more families.

The original character of the house has been preserved with many original features maintained including vaulted ceilings, wood beamed ceilings, the original staircase and a wine cantina.

The property has been restored with high quality materials, is in perfect condition and has captured a perfect combination of traditional country house and contemporary style...

### *Ground floor*

Very spacious open plan living room and kitchen with feature fireplace perfect for early spring and late autumn when full central heating is not necessary. Other features of this room include exposed stone, an ancient brick arch and cotto floors. This room has access to the L shaped courtyard area and landscaped gardens.

Bedroom 1 - a spacious room with vaulted ceiling and cotto floors.

Bathroom 1 - with bath and shower.

A choice of two staircases lead to the first floor -

### *First floor*

Bedroom 2 - with ensuite bathroom, a delightful room with, exposed Langhe stone walls, a high wood ceiling and characteristic arched windows.

Bedroom 3 - with ensuite bathroom, a spacious room with attractive resin floor and wood ceiling.

Bedroom 4 - with ensuite bathroom and large terrace overlooking the immaculate gardens.

Bedroom 5 - with ensuite bathroom.

Utility room - a well organised space for one who wishes to continue a business activity.

**Reception and Wine cantina** - a truly delightful room with cotto floors and wood ceiling, a perfect area to meet guests and present the prestigious wines of the local area.

### **Courtyard area and Gardens**

The property enjoys an elevated position with views of the surrounding countryside.

The L shape of the old house and barn creates a beautiful protected internal courtyard area perfect for alfresco dining or just enjoying the Italian outside lifestyle, within this area is an outside kitchen BBQ area with bread/pizza oven.

The courtyard area and gardens are immaculate. Lovingly landscaped, with a large pond, outside lighting and many mature plants and trees including fruit trees and olive trees.

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

The attention to detail of this property follows through to the outside areas which are surrounded by original old stone walls. The grounds are meticulously maintained and the current owners have created the most wonderful ambience of luxury, charm and relaxation.

There is an ample space and land to develop a swimming pool area if required.

Sophisticated Heating system with wood pellets and the possibility to heat individual rooms/zones.

Ample space for parking

## Property photos



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