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## Organic Farm for sale Piemonte- near Alba, Langhe Hills

Reference: 8141 - Price: €550,000.

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



Interesting Business Opportunity in Langhe Hills

Established Organic Farm with B&B rooms and apartments Great potential to develop further.

**Area:** Cuneo: Langhe

**Parking:** Yes & Garages

**Building type:** Detached country estate

**Services:** All services connected

**Land size:** 72000 sqm

**Condition:** Ready to move Into

### Location

This organic country estate is situated in a private and tranquil location hidden in the middle of nature yet with a traditional charming Italian village close by where you can buy fresh ham, cheese, pasta and local produce. Located in a south facing elevated position the properties enjoy the most stunning countryside views. The properties are approached by a good country gravel road. Perfectly located to integrate and enjoy the real Italian lifestyle.

Milan, Turin, the Italian Lakes, Alpine ski resorts and the Ligurian coast are all close by.

### Property Description

A truly exciting business opportunity - a successful established Organic farm business ready to take over in its existing form with huge potential over time to develop and adapt as you wish.

This group of ancient stone farmhouses must be seen to be appreciated and to experience the environment the current owners have created for their guests. It's no surprise that this business is very proud of the number of clients that return year after year to enjoy the hospitality, taste and buy the home produced fruit preserves, honey and hazelnuts delights from the surrounding land.

The buildings date back more than two hundred years and over the years have been restored and improved, features of the properties include, exposed stone walls and high wood beamed ceilings.

The farm currently operates as a successful business with restaurant, guest rooms, apartments, owners accommodation, function room, fruit orchards, hazelnut and walnut grove and vegetable garden.

#### **Hazelnut Groves**

Hazelnut Grove (570 trees). Currently producing quality organic hazelnuts. The hazelnuts are currently sold and some of them used to produce home made quality delights for guests to enjoy

#### **Fruit Orchard and Vegetable Gardens - 10,000sqm**

Vast selection of fruit trees including  
60 Pear trees - variety Williams and madernasa,  
70 Apple trees varieties champagne, jonathan, rugginosa, renette, grigio and gambafine,  
4 Greengage trees  
4 Apricot trees  
Numerous plum and fig trees  
11 Cherry Trees  
18 Gooseberry bushes  
59 Blackcurrant bushes,  
Walnut trees

The fruit is sold locally and used to make home made produce of jams, preserves, conserves and desserts at the agriturismo

#### **Vegetable Garden**

Currently includes garlic, onions, carrots, peppers, salad, chard, courgette, tomatoes, pumpkin and potatoes-

#### **Restaurant**

The restaurant currently has the capacity for at 18 persons. It is licensed to provide meals to guests and the public. There is also a large outdoor pergola - perfect for alfresco dining and BBQs during the summer months.

**Studio/ Function Room 48 sqm** - Spacious characteristic room used currently for group activities eg Yoga, Pilates, Dance and Stress Management consultancy

#### **Guest rooms**

The property has 4 ensuite guest rooms located in one of the detached stone houses  
Guest activity normally commences at Easter and is consistent through to November/December each year.

#### **Self Catering Apartment**

### **Two Bedroom Family Suite**

**Breakfast/Dining room** A charming room overlooking the wonderful landscape. A delightful area for guests to enjoy breakfast and browse the home made fruit preserves, conserves and to taste the hazelnuts.

The owners accommodation is within the main property.

### **Garages and store room areas**

## Property photos

