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**Luxury Country home for sale in Piemonte Italy- Near Alba Langhe Hills**

**Reference: 8180 - Price: €1,500,000.**

## Luxury Country home for sale in Piemonte Italy- Near Alba Langhe Hills

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

Delightful country estate in the sought after location with great access to the Langhe Hills and Ligurian Riviera, suitable as a permanent home, a luxury vacation home with excellent rental potential or a bespoke business activity. Viewing highly recommended.

**Area:** Cuneo: Langhe

**Building type:** **Bathrooms:** 5

Detached **Parking:** Yes and Garage

**Property size:** 420 sqm **Services:** All services connected

**Land size:** 7350 sqm **Condition:** Perfectly Restored

**Bedrooms:** 5

### Location

Prestigious luxury property situated in a south facing panoramic location with the beautiful views over the surrounding countryside. Located in a tranquil private position and approached by its own private gated driveway. A short walk to nearby village facilities or short drive to a choice of vibrant Italian towns where you find your weekly market, restaurants, wine bars, shops, delicatessen and fresh pasta stores.

Perfectly located to enjoy the prestigious langhe wine area and the Ligurian Riviera. Milan, Turin, the Italian Riviera, Italian Lakes and Alpine ski resorts are all close by.

### Property Description

A private gated entrance opens to reveal this luxury character stone farmhouse restored to the highest standards by local skilled artisans.

This is a very beautiful property restored using only the highest quality materials and with great consideration to both insulation and energy efficiency.

The property features wood and brick ceilings, exposed stone walls, high wood beamed ceilings and the most stunning large arched windows which capture the beauty of the surrounding landscape.

The result is a delightful mix of character stone house with an elegant contemporary open plan spacious internal design.

The property is in perfect condition.

The property enjoys a beautiful location, private but not isolated and really must be seen to be fully appreciated.

First Floor

Elegant spacious open plan Living Room, Dining Room and Kitchen, this area provides a very large sociable luminous space with arched panoramic windows overlooking the stunning views, gardens and swimming pool. Features include a high wooden beamed ceiling, feature fireplace and hunter fans to keep the room cool in the summer months.

The kitchen is of the highest quality and includes granite work surfaces, an Aga and Miele appliances. The kitchen area accesses a

large terrace area perfect as an outside summer lounge, BBQ area for alfresco dining and enjoying the Italian outside lifestyle.

Every room of the house enjoys the panoramic landscape that surrounds the property.

Master Bedroom Suite - ensuite with private bathroom with oversized shower

Walk in wardrobe/ Dressing room

The master bedroom features air conditioning, high wood beamed ceilings, and large arched windows overlooking the grounds.

Bedroom 2 - spacious double bedroom with exposed wood ceiling and air conditioning.

Luxury Bathroom 2 - with oversized shower

Useful Store Room

A feature staircase with hand rail made by a local blacksmith leads from the ground floor -

Ground Floor

Further very spacious living room, a light welcoming room featuring exposed stone walls, a fireplace and access to the courtyard, gardens and swimming pool area.

Bedroom 3 - Spacious double bedroom with wooden beamed ceiling, another arched window and access to the courtyard, gardens and swimming pool area.

Ensuite Bathroom 3

Bedroom 4- Spacious double bedroom with wooden beamed ceiling, another arched window and access to the courtyard, gardens and swimming pool area.

Ensuite Bathroom 4

Laundry /Utility Room

External access to -

Summer Kitchen Room - featuring exposed stone walls , oversized hob, Franke sink

Bathroom 5 with shower

The above room is spacious, it could easily be a mini apartment with Bedroom 5

Within the grounds is further building , also very beautiful in Langhe stone oozing character, this building could be later restored if one requires

Swimming Pool Area

The luxury heated swimming pool is situated within the grounds of the property enjoying the delightful countryside views.

An infinity swimming pool 12x4 , perfect for serious swimming and surrounded by a terracotta sun deck , lavender, roses and the beautiful landscaped garden areas.

The pool is heated by an electric heat pump.

## Courtyard area and Gardens

The property is in an elevated position with views of the surrounding countryside. The courtyard and grounds are perfectly landscaped and maintained with outside lighting and an automatic irrigation watering system. There's the possibility to wander around and meander into the woods down to the near by river.

The garden is interesting and organised over different level terraces of land supported by reinforced langhe stone walls.

There's a vast selection of mature plants and trees including a maple and mulberry tree, kitchen herb garden and peach, pear, apricot, apple and fig trees.

Bowling area with stone bench.

## Natural Water Well

There are a variety of outside terrace areas depending on whether one wishes to hide from or enjoy the Italian sunshine.

Garage - double garage with electric door , plus additional large parking area

Alarm Security System

Foto Voltaico System

This property must be seen to be appreciated, photos can not capture the quality and beautiful ambience of this estate ...

Property photos

























