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**SOLD Restored Country House for sale in Piemonte- near Alba in Langhe Hills**

Reference: 8181 - Price: €595,000.

## **SOLD Restored Country House for sale in Piemonte- near Alba in Langhe Hills**

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

Stunning Restored Character House enjoying panoramic countryside views. The accommodation is very versatile already a successful business but also very suitable as a permanent home or luxurious vacation home for one of more family. The property is unique..... its character, charm and many possibilities need to be seen to be appreciated.

Early viewing recommended

<b>Area:</b> Cuneo: Langhe	<b>Bathrooms:</b> 5
<b>Building type:</b> Detached	<b>Parking:</b> Yes
<b>Bedrooms:</b> 5	<b>Services:</b> All services connected
	<b>Condition:</b> Perfectly Restored

### **Location**

In the heart of the Langhe countryside surrounded by spectacular scenery overlooking the the stunning Piemontese countryside. The property is approached by a small country lane and its own private gated entrance.

Located in a private tranquil position yet close to delightful towns which have an excellent infrastructure with fresh pasta shops, butcher, bakers, home made ice cream, bars, restaurants and of course a wine shops/enoteca....

Walking distance to a tiny but very charming village with two restaurants.

A short drive to the important towns of Alba, Acqui Terme ,Barolo and Monforte d'Alba.

The Italian Riviera, Italian Alps and Italian Lakes are all close by.

### **Property Description**

Enjoying the most amazing views over the Piemontese countryside, this charming character farmhouse has been carefully restored and offers spacious luxury accommodation in a sought after location.

The original character of the ancient house has been preserved with original features maintained including exposed stone walls, wood beamed ceilings a some original cotto floors.

Restored and maintained to an excellent standard. The property offers very spacious and flexible accommodation, suitable as a business activity or luxury family home.

The house is in excellent condition and provides living accommodation over two floors.

Ground floor - Spacious fully equipped kitchen country style kitchen with windows overlooking the pretty courtyard to the front and stunning countryside views to the back. Features of this room include a vaulted ceiling,exposed stone, wood floors and a wood burning stove.

Delightful living room bright welcoming room with 4 windows, exposed wood beams and a wood burning stove

Dining Room. Another good sized room with exposed stone walls.

Toilet with heated towel rail and feature raised sink on a wood.

Two spacious rooms for development, ample space to create a studio, an apartment , more bedrooms whatever you desire.

Cantina, Storage Area and Utility Room

Stairs leading to the first floor.

First floor

Bedroom with Ensuite bathroom - this room has a window towards the back of the property and French doors which access the traditional Piemontese balcony to the front. Features include wood beams, exposed stone and an original cotto floor ...

Bedroom with Ensuite bathroom - this room can be accessed internally within the house or also independently from the exterior staircase and terrace- featuring wood beams, original cotto floors, exposed stone ...a truly delightful combination ....

Bedroom with Ensuite bathroom - again can be accessed internally within the house or also independently from the exterior staircase and terrace- featuring wood beams, original cotto floors, exposed stone.

All the ensuite bathrooms feature large showers.

The above rooms are currently being used as a successful B&B activity.

Bathroom with shower and attractive white wood ceiling.

Spacious bedroom with exposed stone wall and white wood ceiling.

The most stunning open plan living kitchen area .....

A very spacious area which features high wood beamed ceiling, exposed stone wall, wooden floors, arched window .....this room must really be seen to be appreciated.

Bedroom with Ensuite bathroom - high exposed wood ceiling, arched window which over looks the delightful courtyard area.

Spacious bathroom with shower.

The property benefits from central heating, wood burning stoves and solar panels.

All the rooms are large, bright and sunny - The property has been restored with very good quality materials, is in excellent condition and provides a perfectly restored luxury country house and guest accommodations if required.

### **Courtyard area, and Gardens**

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

The estate totals 29000 m2 of grounds, there are a variety of mature plants, shrubs and trees.

The courtyard area is beautifully landscaped with a magnolia, roses and lavender and border by tall elegant cypress trees

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

Close to the house and swimming pool is a delightful portico which becomes a perfect summer living and dining area allowing you to be protected from the hot summer sunshine and truly enjoy the Italian al fresco lifestyle. This area has a paved floor, a summer

kitchen and a wood burning stove for cozy evening dinner parties during spring and autumn.

Paved area for gazebo or pergola

### **Swimming Pool Area**

Large swimming pool 10x4 in a sunny panoramic location surrounded a light grey terrace area and bordered by a neat hedge.

The pool interior is a light sand colour which creates a soft light blue colour water blending perfectly with the natural Langhe stone and the ambience of this country house.

The courtyard, the pool area and the swimming pool are all illuminated.

Large Deck Area - suitable for Yoga, Pilates, Meditation or other group activities

Small Stone Building for restoration

This property is an excellent investment opportunity.

The current owners run a very successful business activity which could be continued and developed or the house is also perfect to use as a family home for one or more families...

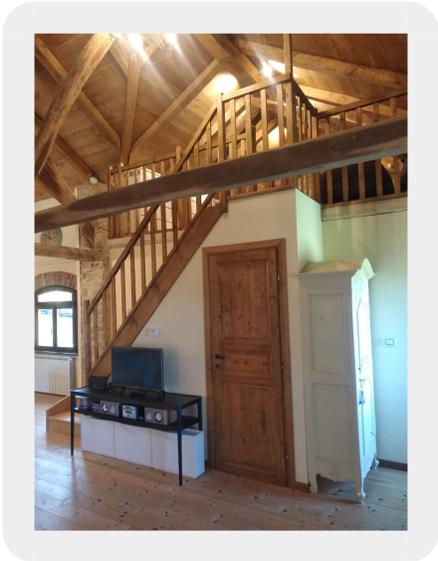
Early viewing highly recommended

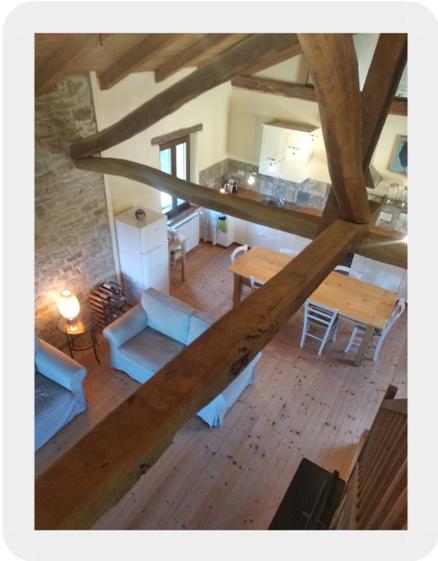
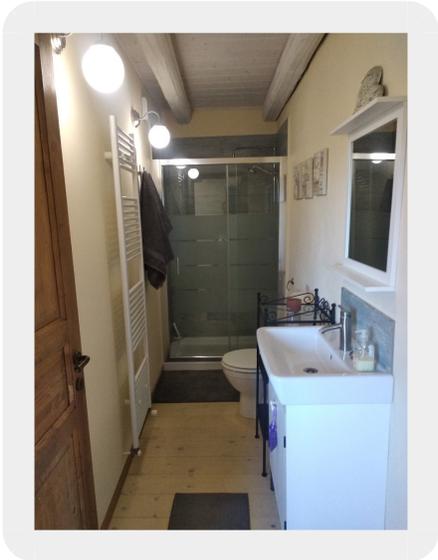
Property photos

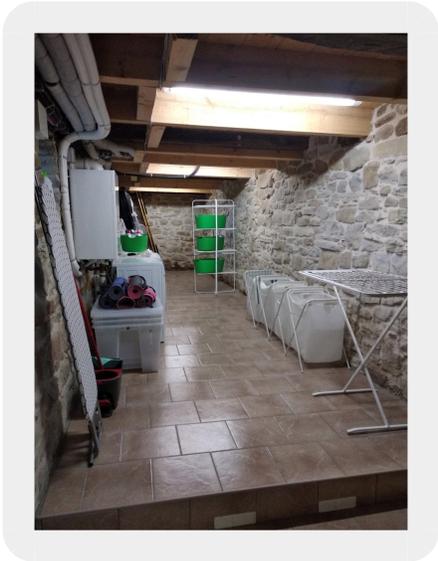
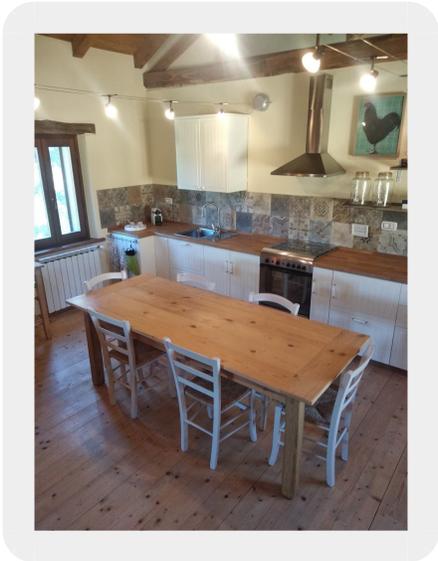
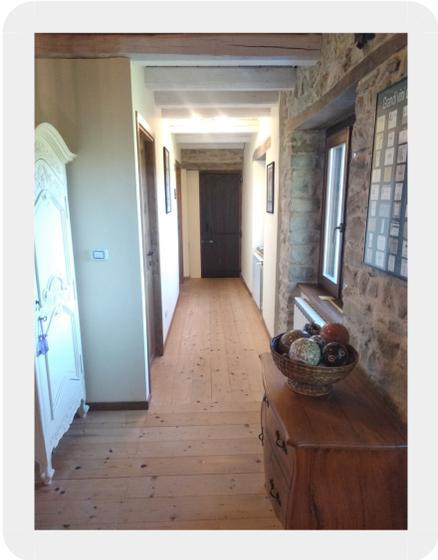






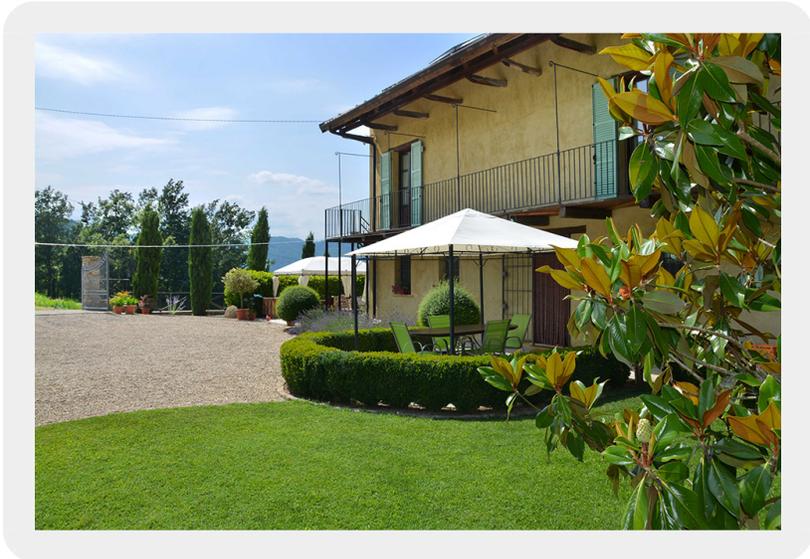


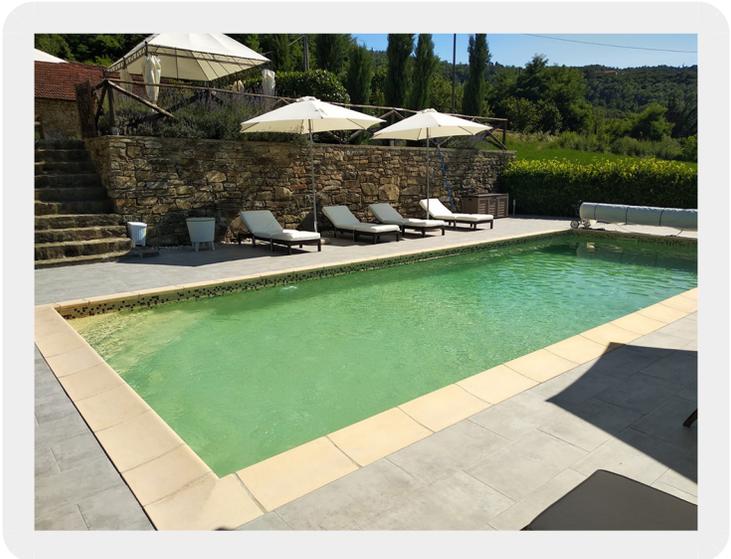
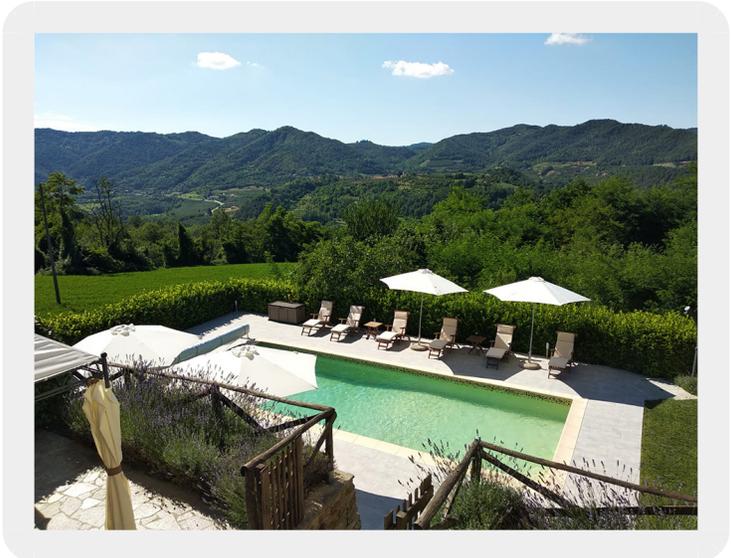


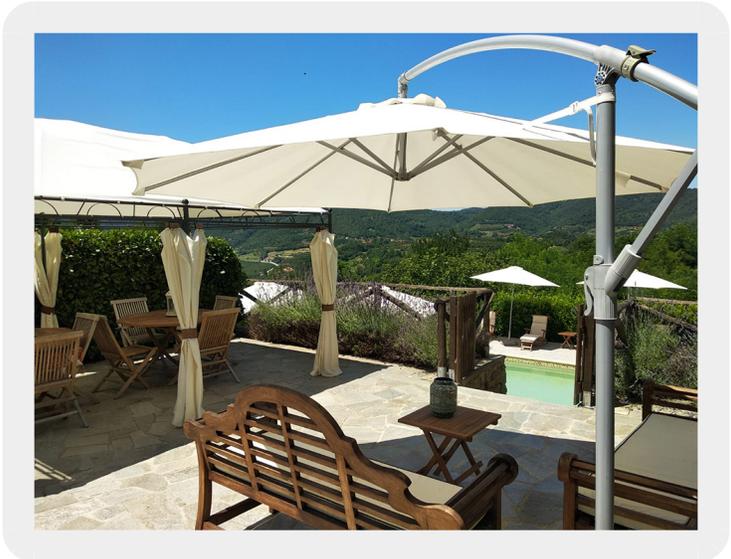


















  
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