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**Restored Character House within its own Wine Estate- Near Alba, Langhe Hills**

**Reference: 8183 - Price: €895,000.**

## Restored Character House within its own Wine Estate- Near Alba, Langhe Hills

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

A rare find - Restored Stone House, with Swimming Pool, Gym, Sauna and DOC Vineyards within its own private country estate. Immaculate grounds and swimming pool...

A truly stunning location ...

Needs to be seen to be fully appreciated

**Area:** Cuneo: Langhe    **Bathrooms:** 4  
**Property size:** 280 sqm    **Parking:** Yes and Garage  
**Land size:** 15000 sqm    **Services:** All services connected  
**Bedrooms:** 4            **Condition:** Restored Country Estate

### Location

In the heart of the Langhe countryside surrounded by spectacular scenery overlooking the the Piemontese vineyards. The property is approached by a small country lane with its own private gated entrance to enter into the country estate.

The property is 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.... and just 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 vineyards, this character farmhouse has been carefully restored and offers spacious luxury contemporary style accommodation in a sought after location.

The property is a very special place ...surrounded by its own hill of DOC Vineyards

The restoration of the property has paid particular attention to energy efficiency and the house boasts a 6kw fotovoltaic system and the latest technology energy efficient windows.

Restored and maintained to an excellent standard. The main home provides a spacious luxury family home and a second house provides further independent living space

#### Main House

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

The property has been finished with only the highest quality materials and fittings.

#### Ground floor

Kitchen - Spacious high quality fully equipped contemporary style kitchen with large panoramic windows overlooking the pretty courtyard, garden areas and vineyards. This room has plenty of space for dining and is perfect for dinner parties and entertaining. The kitchen features an induction hob and sunken extraction system and wood burning stove.

Utility Room

Spacious wood staircase leads to the first floor

### **First floor**

Further bright welcoming living room featuring a wooden beamed ceiling, a Langhe Stone Fireplace and large arched windows that overlook the stunning panorama of the country estate. A truly delightful room.

Double bedroom with wood floor

Bathroom with Shower

Spacious Master Bedroom featuring arched window and access to a terrace for morning coffee or an aperitivo

Luxury Bathroom with Shower

Separating the two properties is a stone covered portico with Langhe stone floor, a perfect area for an outside lounge and kitchen-

### **Second House**

An attractive exposed stone property with traditional Piemontese character with brick vaulted ceilings

Living room/Kitchen

Bedroom with ensuite large shower

The property has various storage rooms and a beautiful arched cantina

All the rooms are large, bright and sunny - is in excellent condition and provides a perfectly restored luxury country house and guest house

### **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 country estate extends to the top of the hill with well maintained garden areas close to the houses and pool.

The current owner has created the most wonderful ambience of luxury, charm and relaxation.

The estate totals 15000 m2 of grounds, there are a variety of mature plants, shrubs and trees and Moscato, Nebbiolo and Dolcetto vineyards.

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

A stone pathway meanders through the gardens to the swimming pool, gymnasium and sauna below.

### **Swimming Pool, Sauna and Gym**

Large Heated Swimming pool 16x4 in a sunny panoramic location immersed within the properties own private vineyards.... The size of the pool is perfect for serious swimming and the 7,5 kw heat pump and cover allow you to swim all year round.

The pool has a delicate grey liner which creates a soft light blue colour water blending perfectly with the natural Langhe stone and the countryside ambience of this house.

Outside Shower

A perfect zone for alfresco dining and pool parties

The courtyard, swimming pool and estate are all illuminated.

A rare opportunity to find a country house within its own wine estate.

Early viewing highly recommended

Property photos





















  
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