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**Restored Langhe Stone Farmhouse with barn for renovation- Near Alba, Langhe Hills**  
**Reference: 8191 - Price: €450,000.**

Property categories : [Farmhouse and country house](#) : [Needs restoration](#) : [Ready to move into](#)



Spacious restored character property and a barn for restoration or the possibility to demolish and rebuild the sqm in a different location within the grounds

The potential of this property and its location really must be seen to be appreciated.

**Area:** Cuneo: Langhe    **Bathrooms:** 3

**Property size:** 400 sqm    **Parking:** Yes

**Land size:** 4000 sqm    **Services:** All services connected and central heating system

**Bedrooms:** 3    **Condition:** 1 Restored House and 1 house for Restoration/Rebuild

## Location

These properties are situated in the most panoramic position with stunning views of the surrounding vineyards and mountains. The properties are situated within a small hamlet with another house but enjoy complete privacy.

In the most sought after position just minutes from the prestigious medieval town of Alba

## Property Description

Restored Stone house and a further house / barn for restoration

This charming country farmhouse has been restored and provides very spacious open plan characteristic accommodation.

Set within its own extensive grounds there is ample space for a swimming pool, vegetable garden and even to plant a vineyard if required !

The location of this property is particularly beautiful with uninterrupted views of vineyards and the Italian Alps.

The restoration of the house has been completed with care respecting the original character of the property and features include - exposed stone walls, and high exposed wood beamed ceilings and brick exposed vaulted ceilings.

### **First Floor**

Beautiful open plan living kitchen area with exposed stone walls, high wood beamed ceilings and a quality fitted kitchen . This has immediate access to the gardens outside kitchen area and land at the back of the property.

Large bedroom with brick vaulted ceiling and ensuite bathroom with shower

Stairs to the ground floor

### **Ground Floor**

2 further bedrooms and bathrooms

### **Grounds**

Within the grounds of the property there is ample space to landscape gardens , develop a swimming pool area , a vegetable garden , plant a vineyard, whatever your dream.

There are many areas to hide from or bask in the sunshine depending on the season .

### **House for restoration**

Close to the langhe stone restored house there is a further house which requires complete restoration , it provides a very interesting opportunity to bring this old building back to life maintaining its interesting character and at the same time designing ithe space as you require.

This house could be restored as a further independent house or combined / connected to the already restored property .

It could also be possible to demolish this property and rebuild the square meters in a different position within the grounds

These properties offer a truly interesting opportunity as there's already a beautifully restored house plus this project to personalize and design the house to your needs and style.

The size of this house and grounds make it really a very interesting investment opportunity for private use for one or more families or a small bespoke business activity

The location of this property must be seen to be appreciated.....

