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Country Estate for sale in Piemonte Italy- Alba

Reference: 8196 - Price: €750,000.

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



Excellent Investment Opportunity

Must be seen

Close to Alba, Barolo and Monforte a perfect business opportunity or a perfect mini holiday restore for a group of friends or family

Area: Cuneo: Langhe

Building type:

Detached

Land size: 47000 sqm

Floors: 2

Bedrooms: 5

Bathrooms: 5

Parking: Yes

Services: All services connected

Condition: Perfect

Location

In the heart of the Langhe countryside surrounded by spectacular scenery overlooking the the Piemontese countryside, . The property is approached by a small country lane and enjoys a private tranquil position.

The property is close to delightful towns which have an excellent infrastructure with bars , restaurants and village shop and just a short drive to the important towns of Alba, Monforte d' Alba and Barolo

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

Property Description

Interesting Investment Opportunity

Enjoying a beautiful countryside location this country estate offers an exciting investment opportunity in the prestigious area of town close to Monforte , Barolo and Alba

This Country estate comprises of and large stone farmhouse , restored barn and further stone house , the estate offers spacious luxury family accommodation , guest rooms and event facilities in a sought after location.

The estate is a very special place ...the owners have created a very special atmosphere and the restoration has been completed respecting the original character of the ancient buildings

There are many original features including exposed stone walls, wood beamed ceilings, brick vaulted ceilings and cotto colored floor tiles.

Restored and maintained to an excellent standard. The main home provides spacious family accommodation , guest rooms and an event room/ area. There is also a second house which has a new roof and the structure restored ready for finishing to personal tastes / requirements.

Main House

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

Ground floor - Spacious fully equipped kitchen with brick exposed vaulted ceiling windows overlooking the pretty courtyard and grounds.

Large living room with exposed brick vaulted ceilings and feature fireplace perfect for spring and early autumn when central heating is not necessary.

First floor

2 Spacious bedrooms and 2 bathrooms

Currently the family accommodation and guest rooms are subtly divided ,
In the event the property is used only for private family use them it's simply adapted to become one very large farmhouse .

Guest Rooms

Entrance , hallway /reception area

2 ensuite guest bedrooms

1 ensuite mini apartment

Hayloft / Barn area accessed from the main farmhouse or the external staircase from the courtyard

A delightful space with a high wooden beamed ceilings and five wide arched openings that frame the beautiful views ...
The size of this room is vast and includes a fully fitted kitchen

Currently this a space is used for events, for example wedding receptions , conferencing , yoga / meditation retreats , it could also

be possible to create additional guest rooms or apartments depending on ones ideas

Second House

Nestling within the vast grounds is a further delightful stone building of around 85sqm

Oozing characterhigh wood beamed ceilings , exposed stone walls and panoramic arched windows.

This house has been recently restored , the roof is new and the structure complete with new windows , its ready for the new owners to finish it and personalize to their own tastes .

There's a further small stone building too , currently used for storage

On the ground floor there are also store rooms, cantina, workshop and garage space

Courtyard area, Gardens and Agricultural Land

The attention to detail of the property follows through to the outside areas. The grounds are meticulously maintained.

The estate totals around 47000 sqm of grounds , there are a variety of mature plants, shrubs and trees and a fruit orchard, woodland and meadowland suitable for cultivation.

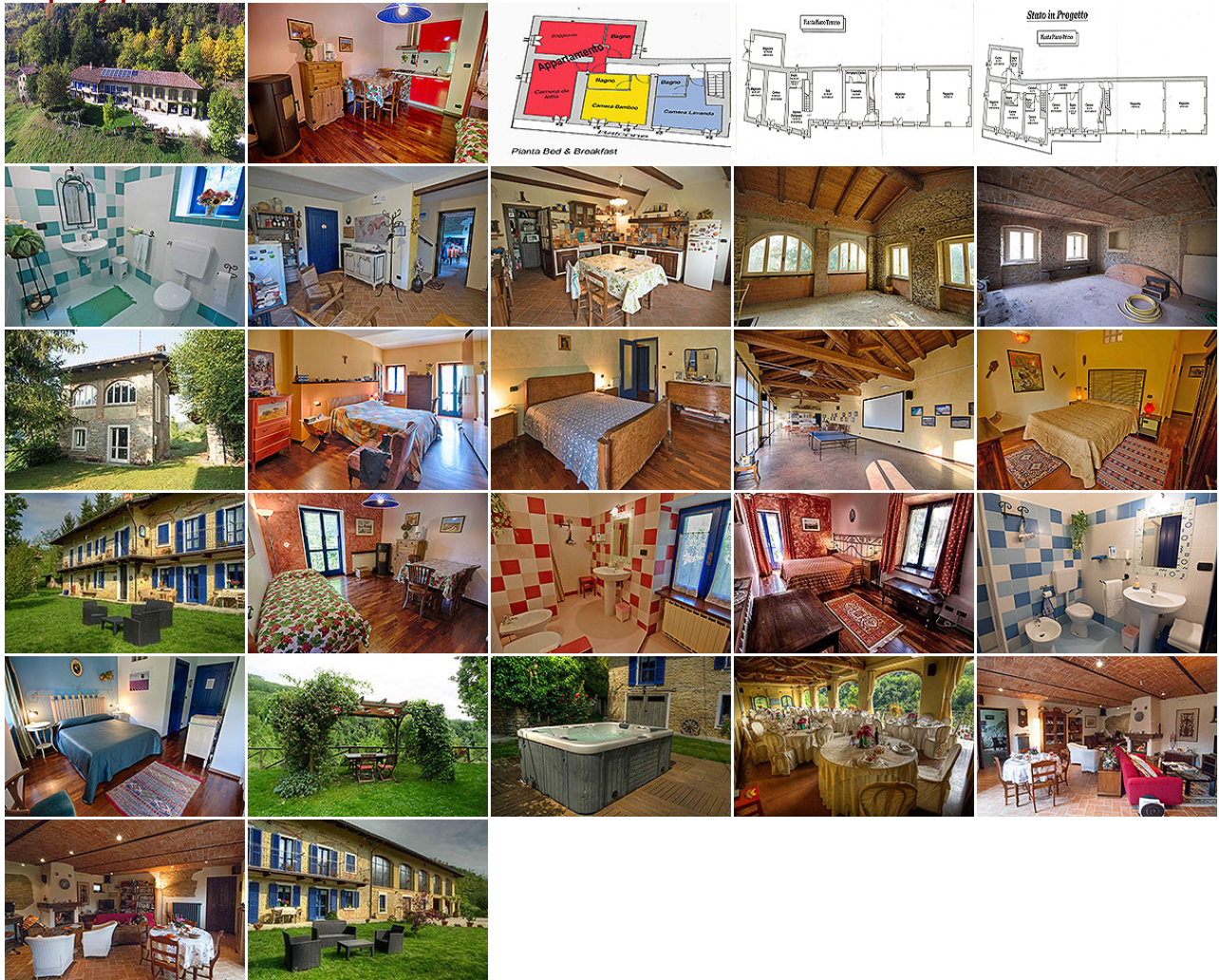
The property enjoys many areas perfect to enjoy or hide from the sun depending on the season,

Between the main farmhouse and the recently restored house their is a small jacuzzi pool, perfect for moments of relaxation .

There is ample space within the grounds to develop a large swimming pool area If required .

The property benefits from 5kw photo voltaic solar system

Property photos



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