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Two Restored Country Houses for sale in Piemonte- Langhe Hills

Reference: 8210 - Price: €785,000.

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



A rare find Two beautifully restored Langhe stone house in a charming countryside location.
Suitable as a vacation home for one or more families , a permanent home or a small bespoke business activity
Early viewing recommended

Area: Langa

Building type: Two Detached Houses

Land size: 40000 sqm

Floors: 2

Bedrooms: 8

Bathrooms: 8

Parking: Yes

Services: All services connected and central heating

Condition: Perfectly Restored

Location

In the heart of the Langhe countryside in a charming location surrounded by nature.

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 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, Dogliani ,Barolo and Monforte d'Alba.

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

Property Description

Langhe Stone Estate comprising of two beautiful restored stone houses set within 4 hectares of private grounds enjoying a peaceful location within the natural beauty of the Alta Langa

The original character of the property has been preserved with original features maintained including exposed stone walls, wood beamed ceilings, brick vaulted ceilings, fireplace and cotto and parquet floors .

Restored and maintained to an excellent standard. This properties could be suitable for two or more families to invest together or the possibility to have a small bespoke guest activity .

House 1

Charming L Shaped property in the most beautiful exposed langhe stone

This house provides characteristic, spacious and very luminous accomodation with windows to both the back and front of the property.

The natural L shape of the property creates a delightful internal protected courtyard area.

The property provides living accommodation over two floors -

Ground Floor

Beautiful spacious open plan kitchen and dining area

This room features recovered antique cotto floors and wood beamed ceilings

Living Room - spacious luminous room , featuring cotto floors, large french doors that access the delightful internal courtyard area and a feature stone fireplace.

2 Bathrooms

Study or Bedroom 1

A lucerna stone feature staircase leads from the living room to the first floor -

First Floor

4 bedrooms and 4 bathroom

Bedroom 2 - Spacious with wood ceiling and quality parquet flooring .

This room is ensuite with its own luxury bathroom and has access to the balcony

Bedroom 3 - characteristic room with wooden ceiling and parquet wood floors a dressing room area and ensuite bathroom

Bathroom 4 - this room enjoys views to the back of the property and is ensuite with private bathroom

Bedroom 5 -characteristic room with wooden ceiling and parquet wood floors.

Access to the traditional piemontese terrace that surrounds the house.

Lower Ground Floor

Two Cantinas/ Storage areas and the Boiler Room

House 2

First Floor

Two well appointed guest bedrooms ensuite with their own private bathrooms and independant access.

Features if these rooms include high wooden beamed ceilings , exposed langhe stone walls and access to the terrace

Ground Floor

Independant Guest Apartment with covered terrace area , well appointed kitchen living room , bathroom and bedroom.
Covered terrace area perfect for the Italian alfresco lifestyle

Lower Ground Floor

Two further storage rooms

All the rooms are large, bright and sunny - The property has been restored with good quality materials, is in excellent condition and provides two perfectly restored luxury country houses with versatile use of the space.

The bathrooms are all of the highest quality with marble surfaces and sunken basin

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 very well maintained and boast a variety of mature plants, shrubs and a fruit orchard with nut, peach, cherry, apricot , apple , pear and fig trees !

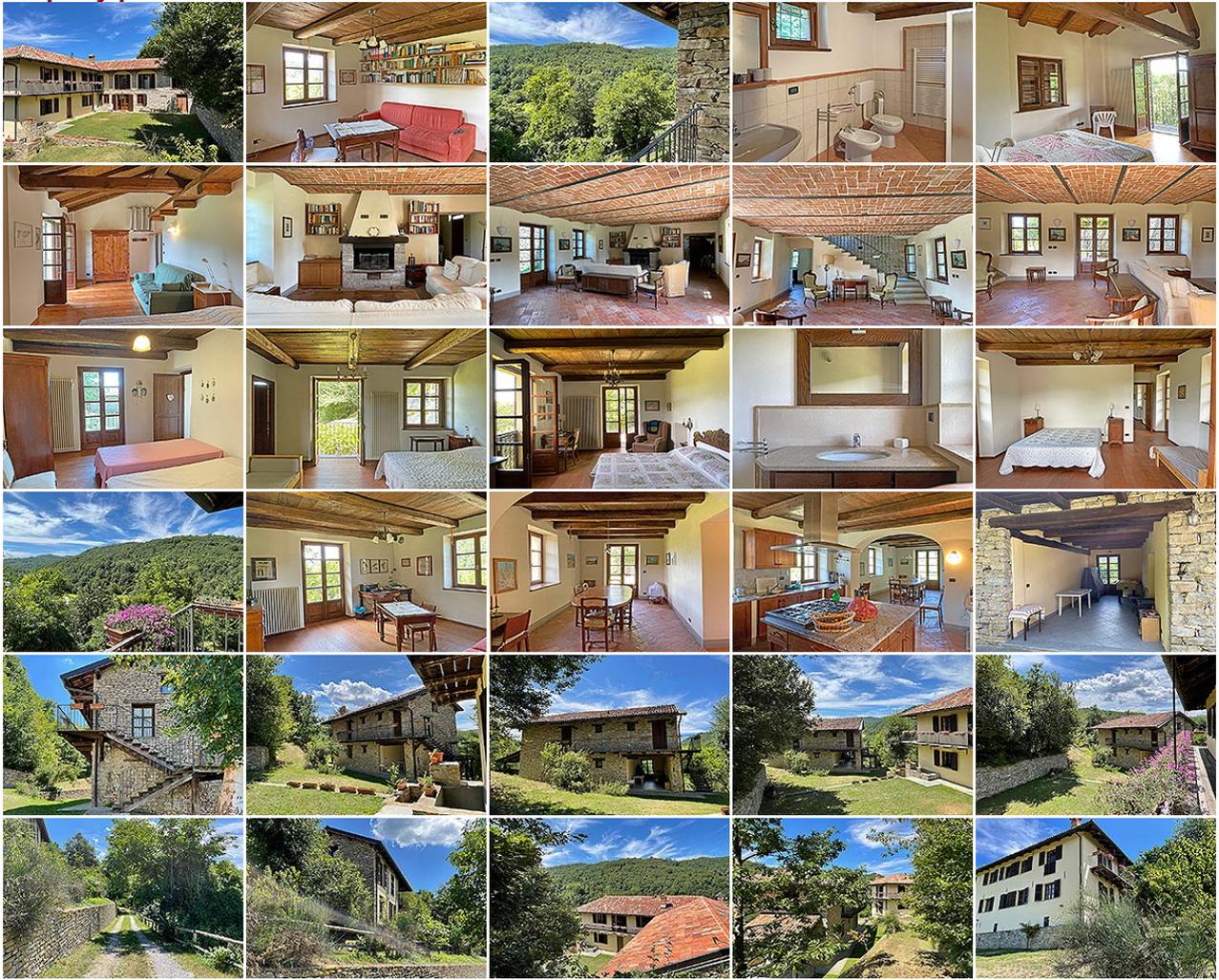
There are many terraced areas perfect to enjoy or hide from the sun depending on the season, and also different areas to enjoy alfresco dining

A great opportunity for a group of families to invest together and each have independent space or for one large family or a family that like to have friends and family join them for their holidays or to rent part or all of the house for weekly vacation. It could also be developed to a small bespoke business activity - the possibilities really are vast .

The property has underfloor central heating on the ground floor and radiators on the first floor

Early viewing highly recommended the property must be seen to be appreciated

Property photos



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