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## Italian farmhouse for sale in Piemonte- Langhe Hills

**Reference: 8218 - Price: €550,000.**

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



**Area:** Cuneo: Langhe

**Building type:**

Detached

**Land size:** 30000 sqm

**Parking:** Yes ample

**Services:** All services connected including central heating system

**Condition:** Ready to move into

### Location

Located in Alta Langa the property is surrounded by spectacular scenery overlooking the Piemontese landscapes. Approached by a small country lane enjoying a private tranquil position but it's not isolated.

The property is close to a delightful small village that boasts a general store, pharmacy and a well known trattoria/pizzeria. Larger towns can also be found just a few km away.

Cortemilia, Alba, Barolo and Monforte d'Alba. The Italian Riviera, Italian Alps and Italian Lakes are all close by.

### Property Description

Beautiful Langhe Stone U shaped property with delightful inner courtyard.

The complete structure and roof was renovated in 2000 to a very high standard and currently the house offers around 150 sqm of ready to move into habitable accommodation with great potential ... it has open spaces and is a perfect blank canvas to simply create lots more additional habitable space as required.

#### Ground floor:

Spacious area currently used as a wood store, wine cellar, boiler room,  
1 bedroom, laundry room with shower, large kitchen/living area with fan-assisted fireplace, further small room.

#### First Floor:

Hayloft, bedroom with wood stove, dressing room with built-in cupboards, bathroom with bath, toilet, washbasin and built-in cupboard, large bedroom with Swedish oven, small only accessible via balcony.

In the basement under the kitchen there is a very large cellar for equipment and tools.

#### Heating system

The house has a sophisticated energy efficient central heating system

wood heating with a heat pump (air / water) and collectors for hot water in summer.

Plus a photovoltaic system of 12 KW is installed meaning heating and electricity costs for this property are very low

#### Outside areas

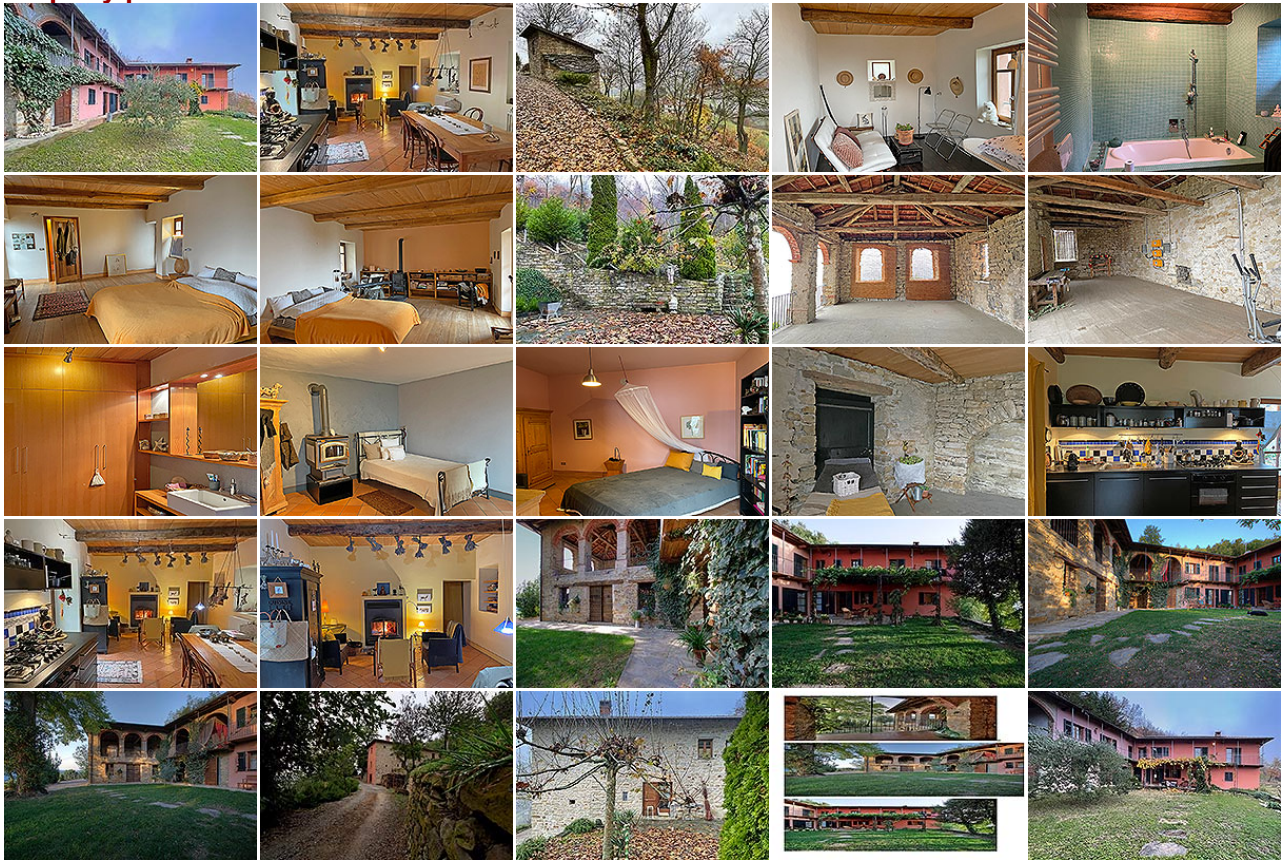
The house has a delightful inner courtyard, an equally delightful outer courtyard with access from the kitchen.

#### Grounds

The property enjoys around 3 hectares of land, a combination of terraces and woodland.

There is a system in place to collect rainwater which can later be used to irrigate the gardens with water pumps already in place

## Property photos



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