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**Country House for sale in the Langhe region of Piemonte- Near Alba, in Langhe Hills**

**Reference: 8237 - Price: €750,000.**

## Country House for sale in the Langhe region of Piemonte- Near Alba, in Langhe Hills

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

This beautiful character Langhe Stone house is immediately habitable and can be used as a holiday or permanent home. There is also plenty of potential to use the property in different ways and under local planning legislation, it is possible to enlarge the house by approximately 52 sq. metres.

Furniture, except for personal items, is included in the sale.

**Area:** Cuneo: Langhe

**Building type:**

Detached

**Land size:** 60000 sqm

**Floors:** 3

**Bedrooms:** 4

**Bathrooms:** 2

**Parking:** Yes ample

**Services:** All services connected and central heating system with Gas

**Condition:** Perfectly Restored

### Property Description

Delightful, restored, stone farmhouse located in the Langhe Hills of Piemonte, in northern Italy. It is private but not isolated and is less than two kilometres from the village of Castino with two restaurants, bar, fresh pasta and grocery shop. There is also a doctor, bank and ATM. Last year, the cyclists in the Giro di Italia went through the village and past the driveway leading to the house. The large town of Santo Stefano Belbo, with a weekly market selling local produce, supermarkets, banks, dentist, shops, restaurants and bars, is just 15 minutes away.

Alba less than 30 mins by car is one of Italy's most famous gastronomic towns. It has many restaurants including the Piazza Duomo which is the best eatery in Italy and 29th best restaurant in the world. The town is also renowned for Ferrero and the manufacture of chocolate and hazelnut products including Nutella and Ferrero Rocher. The annual white truffle fair is held during late Autumn and many chefs from world famous restaurants bid for truffles at this time.

Wine, of course, is produced in the surrounding area with the villages of Barolo and Barbaresco, part of the UNESCO heritage Site, being the most famous. From the house Alba is only a 30 minute drive away.

Ground floor - Access to the property is through double doors into the large kitchen with vaulted ceiling and stone feature walls. From the kitchen there is a door into the tiled shower/utility room. There is also a brick vaulted ceiling. Adjacent to the kitchen is the lounge/dining room with open fireplace. The walls are in stone and the room is of a substantial size. There are double doors to the front and a single door to the back. Internal stairs lead from the kitchen to the next floor.

First floor - Three double bedrooms, all with windows and views and a bathroom with an astounding panorama across the valley. There is a large room with stone feature walls and high beams which is currently used as an entertainment area. This could also be used as an imposing fourth double bedroom. The hall has stairs leading to the attic.

Attic - The beamed attic is available to create a large ensuite bedroom, if renovated. Alternatively, it can be used for storage.

Basement The property has a basement/wine cellar accessed from outside.

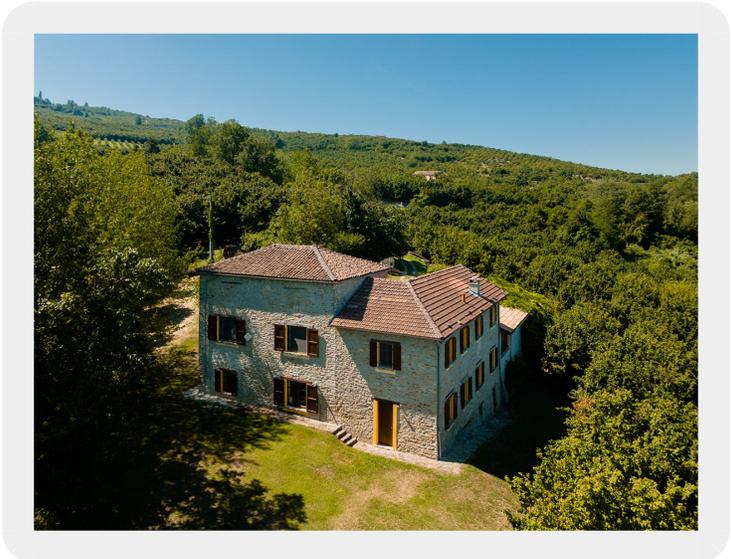
With external stairs providing access to the first floor there is potential to divide the house into apartments.

Outside there are 6 hectares of land cultivated with 1,000 hazelnut trees. The land is currently rented by a farmer who provides wood, lawn cutting, strimming and snow clearance. The garden area has fruit trees including fig, apple, apricot, pear and cherry. There is also a well. There are three garage spaces, one of which has been converted into an outside dining area with electricity

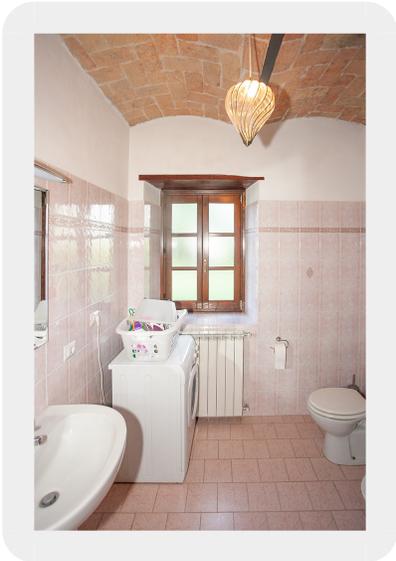
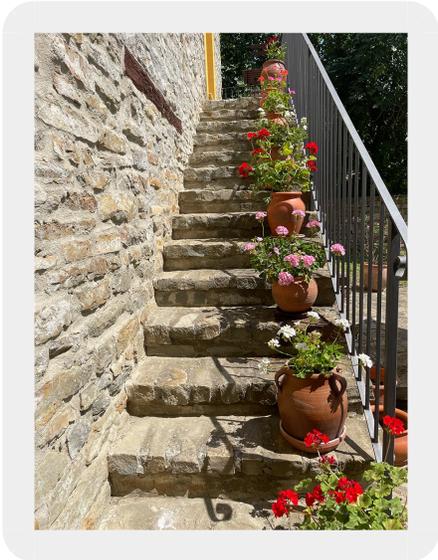
and a large patio. The driveway from the road to the house is 150 metres. The land surrounding the house is flat and subject to planning permission there is the option of installing a swimming pool

Property photos







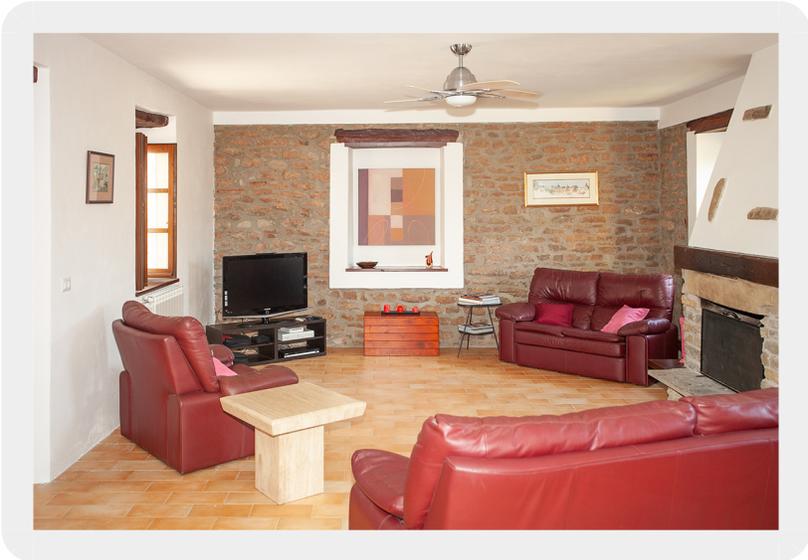
















  
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[PiedmontProperty.com](http://PiedmontProperty.com) - [client.info@piedmontproperty.com](mailto:client.info@piedmontproperty.com) - Tel: 0039 0173 529277 / 0039 3337464121