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Country Estate for sale in Piemonte Italy- Langhe Hills

Reference: 8238 - Price: €790,000.

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

Area: Cuneo: Langhe

Building type:

Detached

Property size: 415 sqm

Land size: 20000 sqm

Bathrooms: 5

Parking: Ample parking and Garages

Services: All services connected and central heating system

Condition: Perfectly Restored

Location

In the heart of the Alta Langa in a charming location surrounded by nature.

The property is approached by a small country lane and enjoys the most private tranquil location.

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.... just a short drive to the important towns of Murazzano, Ceva , Dogliani ,Barolo and Monforte d'Alba.

The Italian Riviera, and Italian alps are just 50 km away ! A perfect location to enjoy the prestigious Langhe Vineyard towns the Italian Riviera and Italian Alps.

Property Description

Perfect for those who appreciate a truly authentic restoration of an ancient farmhouse â€¦.

This property is located in a beautiful private location yet close to enjoy village facilities and the delights of the Italian lifestyle.

Great care and attention with the restoration has maintained the original character of the property and it boasts many original features including exposed stone walls, wood beamed ceilings, brick vaulted ceilings, and fireplaces.

Restored and maintained to an excellent standard.

This property is very versatile and could be suitable for a very large family or numerous families to invest together enjoying independent space or the possibility to have a small bespoke guest activity.

Main House

This house provides the most characteristic authentic spacious accommodation with windows to both the back and front of the property.

The natural L shape of the ancient house and barn creates a delightful internal protected courtyard area.

The main property provides living accommodation over three floors -

Ground Floor

Entrance from the internal courtyard and also the back of the property where there is additional parking

Toilet

Tavernetta - a traditional Italian party room perfect for wine tasting and entertaining or a games room

A traditional stone staircase leads to the first floor

First Floor

Beautiful spacious open plan kitchen and dining area

A country style room with wooden beamed ceilings, terracotta colour floor tiles and a traditional Aga style stove

Living Room - spacious luminous room , featuring exposed stone, a wood burning stove and traditional Piemonte cupboard within the ancient wall. French doors access a balcony and a langhe stone staircase leads down to the internal courtyard, gardens and swimming pool area,

2 Spacious guest bedrooms with high wood beamed ceilings

Master Bedroom Suite - a spacious room with exposed stone walls, wooden ceiling , fireplace and ensuite bathroom with shower

Luxury Bathroom with Sauna

Access to the restored barn

Restored Barn

The barn is accessed from the main house or with an independant private external entrance meaning this area can be part of the main house or a completely idependent spacious two bedroom apartment.

A stunning open plan kitchen and living room with large arched windows overlooking the internal courtyard and panoramic views
This room features a high wood beamed ceiling,exposed old bricks and stone and a wood burning stove

2 further double bedrooms each with a beautiful arched window and mezzanine gallery, perfect as an extra sleeping area for children.

Ground floor studio apartment (below the barn)

The most stunning very spacious room perfect for friends and family to stay or to rent weekly for vacations to provide and income.

Ancient exposed brick, arched and vaulted ceilings.

Wood stove

Exposed stone walls

Country style kitchen

Bathroom with shower

This property has been restored with good quality materials, is in excellent condition.

Courtyard area, and Gardens and Swimming Pool

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 and shrubs

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

8x4 swimming pool with a light blue liner and heated with solar power

Double Garage /Workshop Area

This property provides an exciting opportunity for a group of families to invest together and each have their own independent space or

for one very 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 houses for weekly vacation

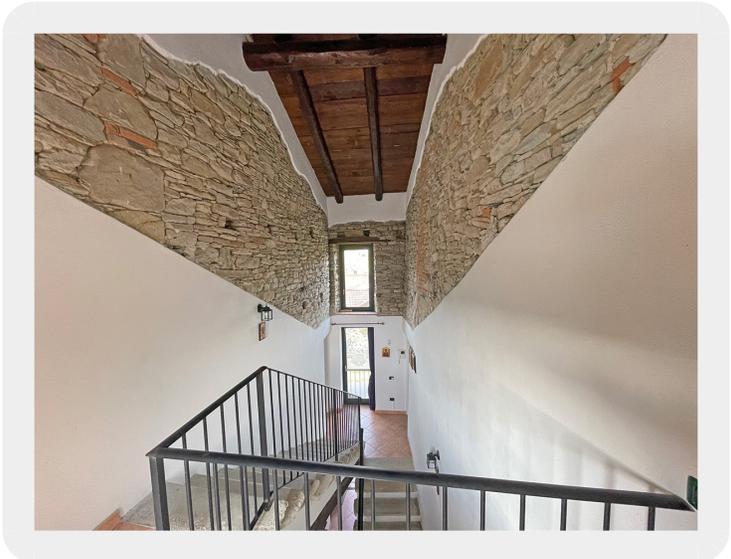
It could also be used as a small bespoke business activity - the possibilities really are vast .

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

Property photos



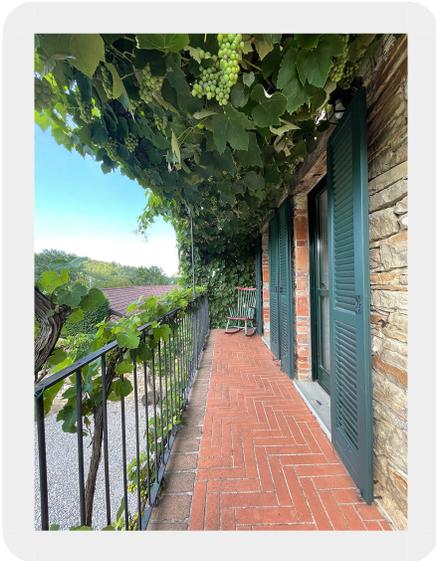


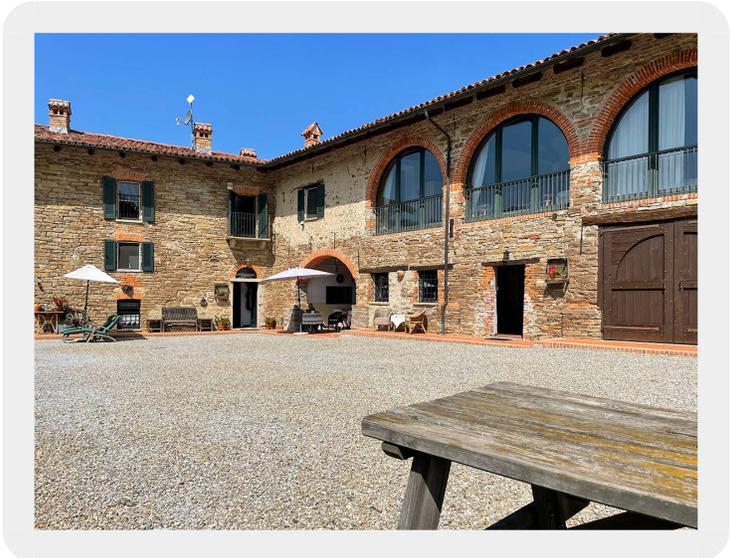























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