

PiedmontProperty.com - Telephone: 0039 0173 529277 or 0039 3337464121 - client.info@piedmontproperty.com



Apartment for sale in private residence, Piemonte Italy- Langhe

Reference: 8241 - Price: €270,000.

Apartment for sale in private residence, Piemonte Italy- Langhe

Reference: 8241 - Price: €270,000.

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

Stunning first floor apartment offering spacious accommodation and private terraces located within 11 hectares of Country Estate. Must be seen to be appreciated...

Excellent investment opportunity with immediate rental income.

Area: Cuneo: Langhe **Bathrooms:** 1
Building type: Apartment **Parking:** Yes
Land size: 110000 sqm **Services:** All services connected and central heating system
Bedrooms: 2 **Condition:** Perfect

Location

The property is situated in a private and tranquil location yet just a short drive to the nearby town which boasts an excellent infrastructure with shops, bars, restaurants and a weekly market

The property is approached by a good asphalt country lane and private gravel driveway.

Perfectly located to integrate and enjoy the 'Dolce Vita' of the true Italian lifestyle.

Alba, Asti, Acqui Terme are all a short drive away and the cities of Milan, Turin, the Italian Lakes, Alpine ski resorts and the Ligurian coast are all close by.

Property Description

The apartment for sale is within an ancient stone cascina (farmhouse) that has been carefully and beautifully restored respecting the local architecture.

Part of an exclusive small residence enjoying a charming tranquil location, hidden in the Langhe countryside yet just a short car journey to the nearby town that has an excellent infrastructure.

The exclusive residence consists of just 7 accommodations, each unique, carefully and beautifully restored in traditional Langhe stone and immersed within the nature paradise of the Langhe Hills.

Terrazzo Balcone the first floor apartment named after its wonderful large covered balcony area. It enjoys shared use of a 18mx5m swimming pool, an Italian bowls galley and more than 11 hectares of country estate.

The apartment is sold fully furnished allowing you to immediately enjoy the home.

Open Plan Living Room / Kitchen

Spacious living room/kitchen and dining area, a delightful area with high exposed wood ceiling and one complete wall of glass sliding doors which access the large covered terrace area perfect for alfresco dining, BBQs or just to sit and admire the beautiful views.

The living / dining room area features an attractive stone fireplace with log burning stove, is fully equipped with modern flatscreen TV, DVD and Bose Speaker and has access to a traditional piemontese balcony overlooking the immediate courtyard and wider

estate.

The contemporary grey kitchen is well equipped with work island, hob, oven, dishwasher and new fridge/freezer.

The large master bedroom overlooks the extensive grounds and valley from its own private balcony.

Mezzanine Floor

Accessed by wooden staircase, an additional spacious bedroom with flat screen TV and PS3 with games.

Bathroom with shower.

The furnishings included within the sale are a charming mix of character and contemporary creating a very beautiful welcoming home.

All windows and most doors have high quality flynets.

This property is suitable as a permanent home or vacation home.

An excellent investment opportunity with good rental income potential, this property currently rents successfully for euro 850 per week.

Swimming Pool Area

Beautifully maintained large 18 x 5m Swimming Pool set in private secluded elevated position exclusively for the use of the owners of the properties within the small exclusive residence.

Property photos





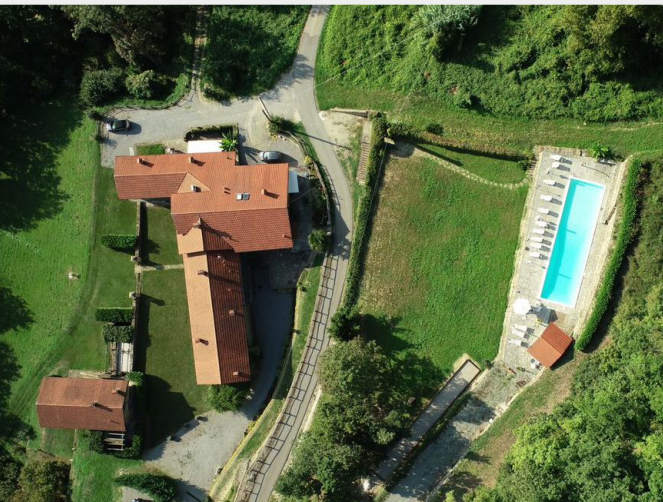

















piedmontproperty.com

PiedmontProperty.com - client.info@piedmontproperty.com - Tel: 0039 0173 529277 / 0039 3337464121