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Sleep under the stars in the Langhe Hills- Near Alba, Langhe Hills

Reference: 8251 - Price: €720,000.

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Property categories : [Business for sale](#) : [Business potential](#) : [Farmhouse and country house](#) : [Other](#)

Family Home

Successful Glamping Activity

Part Restored Barn perfect for additional guest accommodations, maybe a restaurant , a conference center, meditation/yoga retreat community living, the possibilities are many.

This is a truly exciting opportunity perfect to develop your business idea

Viewing strictly by appointment only

Area: Cuneo: Langhe

Building type:

Detached

Land size: 22000 sqm

Parking: Yes ample and garages

Services: All services connected and central heating system

Condition: Ready to move into

Location

Delightful Country Estate situated in a south facing panoramic location with the most beautiful views over the Piedmontese countryside, vineyards and mountains.

Located in a tranquil private position yet just a few minutes walk to a charming Piedmontese village.

The property is approached by a small asphalt road followed by a private driveway

Minutes from small small towns that boast an excellent infrastructure with general store, restaurants, bars delicatessen, etc

The larger towns of Alba, Canelli and Santo Stefano Belbo are all just a short drive away.

Milan, Turin, the Italian Riviera, Italian Lakes and Alpine ski resort are all close by.

Property Description

In the heart of the authentic Langhe Hills we find this beautiful country estate with a bespoke glamping activity within its own private country estate.

The retreat comprises of the following -

A perfectly and beautifully restored Langhe Stone House , the original house dates back to 1800 and it has been restored with care, attention to detail and using only the highest quality materials

The attention to detail follows through to the systems within the house which include a sophisticated energy efficient heating system with 6kw of photovoltaic panels a condensing boiler and a heat pump for hot water .

A further large Langhe Stone Barn already structurally restored and with a new roof providing an interesting opportunity to create additional habitable space developing the business activity or private family space.

The property benefits from a underground water collection tank which can collect 10,000 litres of rain water

There is serious growing appreciation of luxury camping which is slowly beginning to conquer Italy

Perfect for tourists that want to be immersed in the paradise and silence of nature but enjoying a strategic location to explore the

many delights that the small villages and towns that the Langhe Hills offer.

Currently there are 5 Yurttes that each offer a welcoming spacious area where guests can sleep and relax enjoying a perfect location, it's possible to have up to 10 Yurttes or expand the business in other ways

Each Yurte has its own private and quite luxurious bathroom ! located just a few paces from each accommodation.

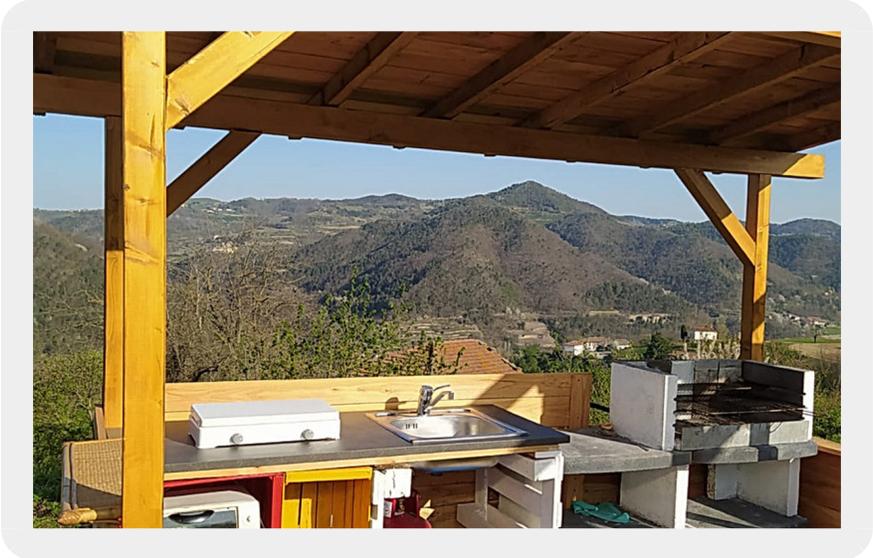
They also each have heating offering maximum rental possibility throughout all seasons

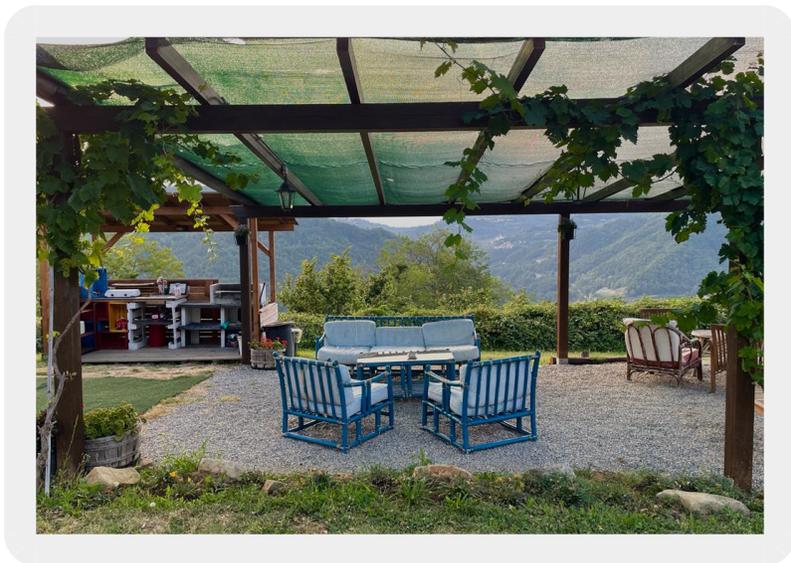
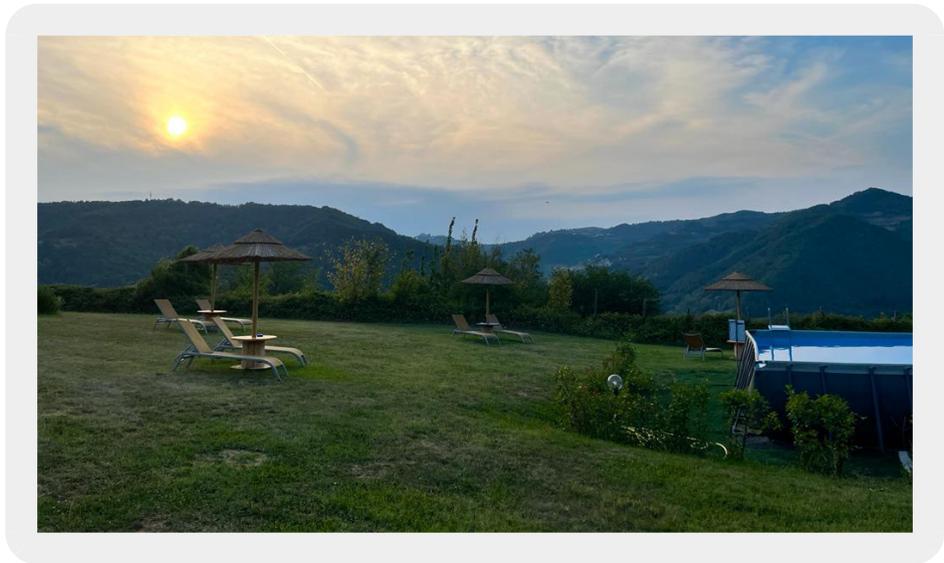
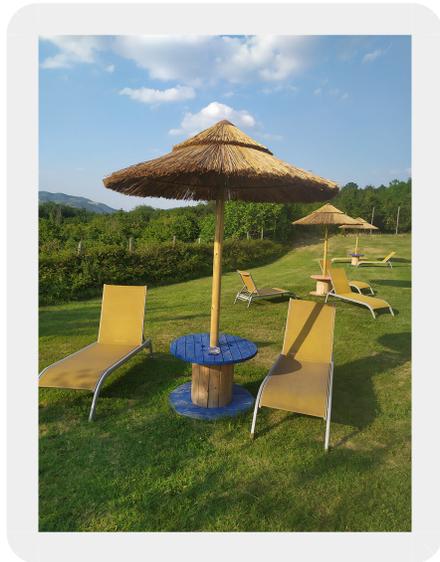
There is use of a communal dining area if required and beautiful large above ground swimming pool

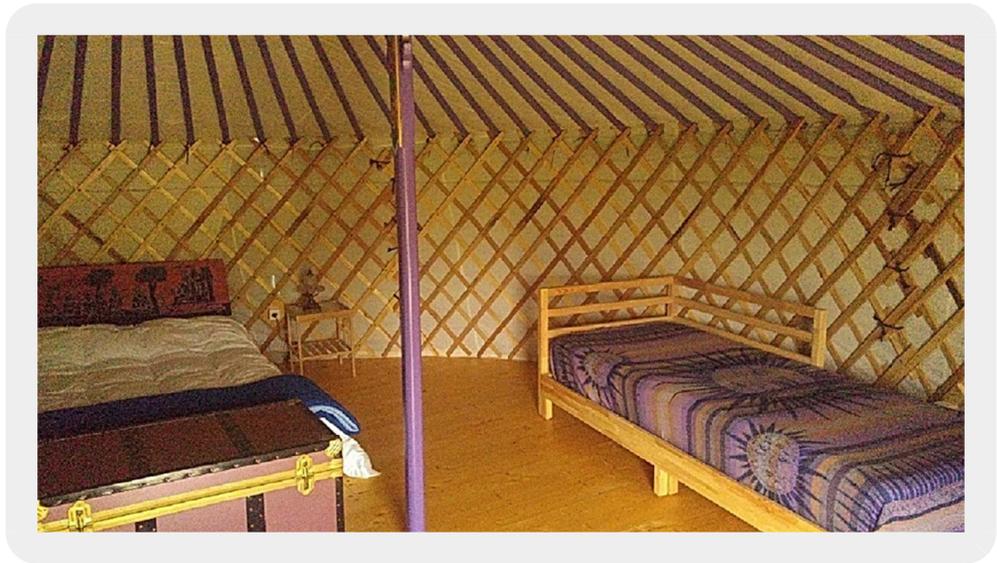
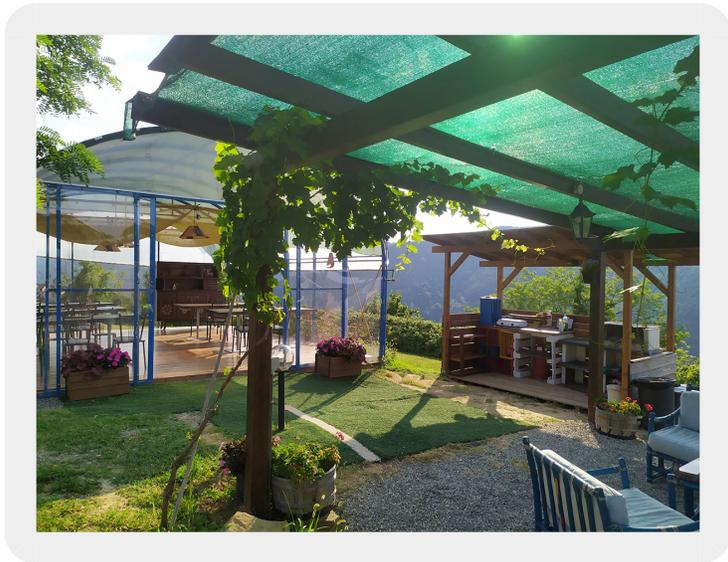
The countryside estate boasts 22000 sqm of meadowland , perfect for agriculture or developing as one wishes.

The current owners grow vegetables and flowers, the possibilities really are many

Property photos

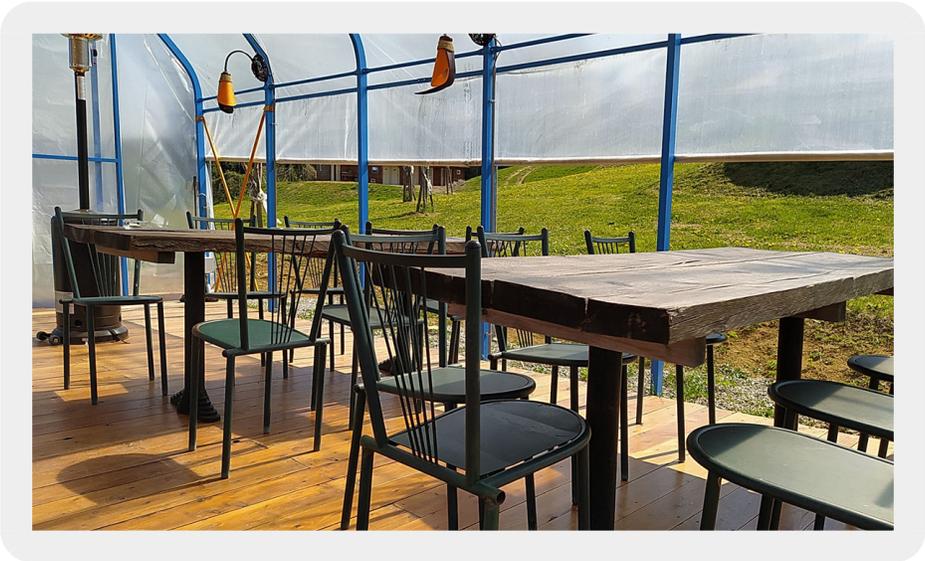



















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