



**Exquisite Langhe estate: former 18th. century monastery with a magnificent panoramic position, comprising a very generous private living area, 4 apartments, fitness room, sauna, jacuzzi, solarium, swimming pool**

*Between Alba & Savona*

Floor Area: ~1000 m<sup>2</sup>

Land: ~17,000 m<sup>2</sup>

Reference: P352

Price: **On Request**

## **Location**

High in the hills of the **Alta Langa** in south Piedmont, between the truffle town of **Alba** and the Ligurian port of **Savona**, this beautiful, historic property, once a monastery, has been renovated and refurbished by the current air owner, a Swiss architect, with full attention paid to its original character. It is surrounded by unspoilt countryside, with magnificent views over the surrounding hills.

The imposing buildings complex offers spacious living for the owner and his guests. Three large stone buildings and a large portico surround a wonderful, sheltered inner courtyard which features a range of Mediterranean plants.

Approximately 17,000 m<sup>2</sup> of landscaped grounds, including a tennis court, surrounded the buildings. The access is very convenient: the nearest town, offering good shopping, restaurants, bars, etc., can be reached by car in 10 minutes.

## The Estate

The main building includes a Living Room of 62 m<sup>2</sup> with a historic, open fireplace and a ceiling height of 3.5 meters; a 38 m<sup>2</sup> kitchen with dining area; a master suite of 30 m<sup>2</sup> with bathroom and dressing room; a library with a pool table, an office, a guest bathroom, a gym with sauna, a solarium, a Jacuzzi, and an ancient wine cellar.

In the neighbouring buildings there are 3 spacious guest apartments of 84 m<sup>2</sup> to 100 m<sup>2</sup> plus a smaller apartment of 48 m<sup>2</sup>. In addition there is a 100 m<sup>2</sup> room that can be used as a studio or seminar room, another guest room with bathroom, a garage for four cars, and a utility room.

Located on the fourth side of the courtyard is a portico - a covered outdoor patio with a summer kitchen - with access to the 14 x 5 meter swimming pool.

## Grounds

The paved access road from the nearby village terminates at the property. The grounds are partially enclosed by a wall - they comprise mainly landscaped meadows plus some woodland. Behind the buildings complex, the generous swimming pool of 14 x 5 meters and its sun terrace offer magnificent views over the rolling hills of southern Piedmont.

Some distance from the house, and well shaded by mature trees, the property includes a bowling green and a tennis court, plus a small building with a shower and a small kitchenette.

*Our personal opinion: This is a dream estate with a range of possible uses - it has a wealth of features that should satisfy the most demanding requirements.*

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