



Langhe stone house in a wonderful quiet and scenic location, well-renovated and habitable as one or two units; 2.2 hectares of land with a large courtyard, meadow and some forest

Near Cortemilia

Reference: P555

Land: ~ 2.2 Ha

Floorspace: ~ 318 m²

Bedrooms: 4

Bathrooms: 2.5

Price: € 520 000

This cosy, antique Langhe stone house can be found high above the **Valle Bormida** with a wonderful view over the distant hills. The house is located on a

quiet country lane that ends 300 meters further at the neighbouring house. The nearby village can be easily reached in a few minutes by car - here you will find some shops, a pizzeria and a bar for your morning cappuccino. In the surrounding towns and villages there are wonderful trattorias and restaurants where you can enjoy first-class Piedmontese cuisine.

The next larger town is **Cortemilia** - here you will find everything needed for daily living, including supermarkets, a colourful weekly open market, restaurants and hotels. The autostrada / motorway can be reached in about 45 minutes driving time.

The Stone House

Built about 100 years ago, the L-shaped building has been completely renovated - it includes a modern well-insulated roof - and is suitable for division into 2 separate units. It is currently used as a holiday home, but would also be suitable for year-round habitation.

Accommodation

Ground Floor

The front door leads from the large, south-facing courtyard into the reception rooms, comprising a country kitchen, a large utility room/cellar next to it, and a living room with an enclosed warm-air fireplace.

The house has a garage - home to a modern, self-cleaning pellet heating system plus a heat pump for hot water - and a car port. Another large room next to the car port serves as a workroom.

First Floor

There are two staircases in the house. On the first floor there are 4 sunny bedrooms, with lots of light and beautiful views, and two bathrooms, one with a separate WC.

The owners have created a large, open living-dining-kitchen area above the car port and workroom on the ground floor, with an attractive skylight and large glass windows. A special feature of the house is the beautiful loggia, with a fantastic view, that can be used all year round. The living room features a large fireplace, for use in the off-season when the underfloor heating is not in operation. The modern kitchen offers a wonderful view over the Bormida valley.

Services: Self-cleaning pellet-burning furnace (as new), partial underfloor heating, boiler/heat pump, mains electricity and water

Grounds

A driveway leads to the large, gravel and grass-covered courtyard, bordered by mature trees, on the south side of the house. The large meadow behind and to one side of the house would be a suitable location for a pool or a swimming pond. There is a small kitchen garden next to the entrance to the courtyard.

The access road is not asphalted, but provides easy access all year round.

Our personal opinion: close to nature, in a quiet and secluded spot, this easy-to-maintain property makes a great getaway at any time of the year, ideal for unwinding and relaxing.

URL: https://www.piedmont-properties.com/property_555.htm

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