



For Sale: Antique Langhe stone house in a very beautiful location, completely private, 4 bedrooms, 4 bathrooms, indoor 5x10m swimming pool, lift, garage, 8,000 sqm plot with small vineyard

*Near Santo Stefano Belbo*

Reference: P566

Land: ~ 0.8 Ha

Floorspace: ~ 600 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 4

Pool

**€ 1 450 000** +3.66% Commission (inc. VAT)

Nestled in the wonderful vineyard landscape of the Langhe and close to the important wine town of **Santo Stefano Belbo**, this exclusive property is located in a beautiful elevated hillside location on a well-lit country lane with little traffic.

The property is undisturbed and private, but not isolated: there are other properties nearby. The nearest village can be easily reached in a few minutes, and offers basic infrastructure for daily needs. There are many excellent restaurants and wine producers close to the property; both Santo Stefano Belbo and the nearby wine town of Canelli offer very good shopping facilities.

The larger towns of **Asti**, **Alba** and **Acqui Terme**, as well as the nearest motorway / autostrada junction, are about 20 km away. The international airports of **Milan**, **Turin** and **Genoa** can all be reached in 90 minutes; the beaches of the Riviera in about an hour.

## The Country Villa

Built over 200 years ago and renovated in 2004, the L-shaped solid stone farmhouse has been generously extended and transformed into a luxuriously furnished country villa. It now features a large indoor swimming pool, plus a lift that makes it ideal for occupants with reduced mobility. The vernacular brick-vaulted ceilings have been carefully restored, and the beautiful antique natural stone walls have been renovated wherever possible. The property enjoys a beautiful panoramic view over the rolling hills of the Langhe.

### Accommodation

#### *Ground Floor*

Several entrances lead into the house from the large, paved forecourt. One of them opens directly into the main reception room, divided into kitchen, dining and living areas in the center of the house. Also on the ground floor is a guest room with a bathroom, a storage room, a large anteroom with access to the passenger lift, a laundry room, a garage, and a separate boiler room that is only accessible from outside.

#### *The Indoor Pool*

The impressive pool room features the 5 x 10 meter heated pool and huge panoramic windows that provide plenty of light and a view of the garden and the landscape beyond. A large glass door leads to a well-kept lawn at the side of the building, making the pool easily accessible from the garden in the summer.

*First Floor*

From the living area on the ground floor, a staircase leads to the 3 bedrooms on the first floor. The very large master suite includes a bathroom with separate WC, a dressing room and direct access to the indoor pool. The other two bedrooms share a spacious bathroom and also have access to the pool via a corridor. All 3 bedrooms have doors to a long balcony overlooking the garden.

*Services:* Underfloor heating, mains gas, mains sewer, new 6KW photovoltaic system with battery storage, solar panels for water heating, 3 warm air fireplaces, water softening system, 20,000 litre water tank.

**Garden & Vineyard**

The property is on a gentle slope, measures a total of 8000 m<sup>2</sup> and is partly surrounded by dense hedges. Access is via an electric gate that leads to a courtyard with parking for several vehicles. The driveway and courtyard are paved with natural stone, and surrounded by flowering beds and well-kept lawns. A large shady portico, easily accessible from the kitchen area, is a preferred seating and dining area in the summer.

Part of the property is agricultural, including a small vineyard that is managed by a local vinegrower: this arrangement can be continued by the new owner if desired.

*Our personal opinion: This very well-maintained property, in a wonderful unspoilt location, is ideal for year-round use. The presence of a lift makes it particularly attractive for seniors and/or residents with mobility issues.*

URL: [https://www.piedmont-properties.com/property\\_566.htm](https://www.piedmont-properties.com/property_566.htm)