



Ancient meets modern: luxury stone house in a wonderful panoramic position and surrounded by vineyards, renovated to Swiss standards, large kitchen, antique wine cellar, beautiful garden with small vineyard

Near Santo Stefano Belbo

Floor Area: ca. 360 m²

Land: ca. 3,500 m²

Bedrooms: 4

Bathrooms: 3

Reference: P385

Price: **1,350,000 EURO**

Surrounded by vineyards, with views over the unspoilt countryside of the Alta Langhe wine region, this attractive stone house is located on a small, paved road only a few minutes drive from **Santo Stefano Belbo**, a lively wine town where you can enjoy a morning cappuccino in one of the bars on the Piazza, visit the colourful weekly market, or treat yourself in one of the excellent local restaurants. Santo Stefano Belbo offers everything required for day-to-day needs, but the charming towns of **Alba** and **Asti** are within easy reach.

House

Previously a rustico, the farmhouse was totally renovated to Swiss building standards by the current owners. The roof was renewed in the vernacular Piedmont style, and insulated to achieve

the maximum possible energy efficiency. Completed and occupied in 2007, the house exemplifies an exciting symbiosis of minimalist, modern design and ancient structure. Today, the house offers contemporary, luxurious and spacious all-year-round accommodation.

Accommodation

Ground Floor

In the centre of the house is a very large, modern kitchen with an open fireplace and a dining area. The large glass doors that open the kitchen to the garden and south-facing patio give it a light, airy feel. The ground floor also includes a living room - with access to a

side terrace offering views over the vineyards - a bedroom, a bathroom, a storage room and a laundry room.

Below the ground floor is the ancient, carefully-renovated, stone-vaulted wine cellar, accessible from both inside and outside the house. Behind the house are a large double garage, internally connected to the house by a staircase, and a storage room.

First Floor

The first floor includes two spacious double bedrooms, a bathroom, and a luxurious master suite with an integral living area, bathtub and shower. The bright, modern master suite has large windows, beautiful views and a separate WC. A door leads outside to a shaded terrace, a great place for a cool summer siesta.

Services: Mains electricity, mains water, private well water, telephone, security system, remote-controlled underfloor heating

Garden & Vineyard

The well-maintained, fenced garden area has space for a south-facing swimming pool. The property also includes a small vineyard, which is currently maintained by a neighbouring farmer.

Our personal opinion: a simple, yet very luxurious country retreat that would make either a holiday home or a year-round residence.



Piedmont Properties offers a fine selection of properties in Italy's premier wine region

☎ +39 0141 856 751 📠 +39 320 796 5992 email: info@piedmont-properties.com