



**Luxurious antique stone house with a fantastic view: well renovated, large kitchen, chic living area, well-kept garden with large hot tub, small guest house for 4 people, 5 minutes from town center**

*Langa Astigiana*

Floor Area: ~250 m<sup>2</sup>

Land: 6500 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Reference: P399

Price: **790,000 EURO**

## Location

Surrounded by flowering meadows and Mediterranean forests, with views over the Piedmont hills to the Swiss Alps beyond, this well-maintained property has an unparalleled, tranquil yet un-isolated location: at 700 meters above sea level, it is cooled by a pleasant sea breeze from the Mediterranean Sea about 60 km away.

The property is accessed via a small paved road: the nearby village, reachable on foot, offers a welcoming restaurant and a bar, post office, bank, pharmacy and simple local shops. The nearest small town, **Cortemilia**, can be reached in 10 minutes, and **Acqui Terme** in 25 minutes. The international airports of **Milan**, **Turin** and **Genoa**, as well as the beaches on the Riviera in **Liguria** and the ski resorts of the Western Alps, are about 60 to 90 minutes away.

## The Stone House

The antique stone house has been lovingly restored by its current owners to a very high standard, with a luxurious finish and a well thought-out use of the available space. Natural materials such as stone, chestnut wood and terracotta have been used with a commendable eye to detail: they combine to give the house a warm and homely, yet harmoniously contemporary ambience. The efficient underfloor heating makes the house perfectly usable in the winter - and there is a big wood stove in the kitchen for the transitional seasons.

### Accommodation

#### *Ground Floor*

The terrace on the south side of the house leads into a vestibule, and from there into the large, open, modern and well-equipped kitchen. A functional kitchen island (240 cm x 120 cm) divides the kitchen from the dining area, which has a large dining table for 6 to 8 people. The large covered terrace, used intensively in the summer months, has fantastic views of the wonderful landscape - it's the perfect place to contemplate the sunset over the Alps with a fine aperitif.

The ground floor also has a double bedroom for guests and a bathroom with shower, toilet and sink plus an integrated washer / dryer.

#### *First Floor*

A wooden staircase leads from the ground floor to the open living area / gallery on the first floor. Here there is a very spacious master suite with a chic, open bathroom (with bath, shower, toilet and two sinks) plus a second bedroom, currently used as an office.

## The Guest House

Just above the main house there is a small, stone-built guest house for up to four people. The well-equipped guest house has a living, dining and kitchen area plus a bathroom: a staircase leads up to a loft that is used as a bedroom. The portico (covered terrace) in front of the guest house has both dining and sitting areas.

*Services:* gas central heating, mains water and electricity, septic tank, telephone and internet

## Grounds

A romantic garden with roses, lavender and hydrangeas surrounds the house. The garden features stone-paved paths, low stone walls and several shady seating areas, and there is an enclosed vegetable garden behind the house. A covered terrace beside the house has a large heated Jacuzzi for 5 people, installed in 2013. The former cellar has been extended, and now serves as a workshop.

The plot is separated from the quiet country access road by a thick hedge: a gate leads to a gravel parking area and a carport for two vehicles.

*Our personal opinion: A perfectly-renovated gem of a country house, offering spacious living in a natural setting - it also has excellent revenue-generating possibilities.*



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