

# Piemonte

## Canelli

Ref. 4583: B&B with small pool and beautiful view

Asking Price: € 400.000



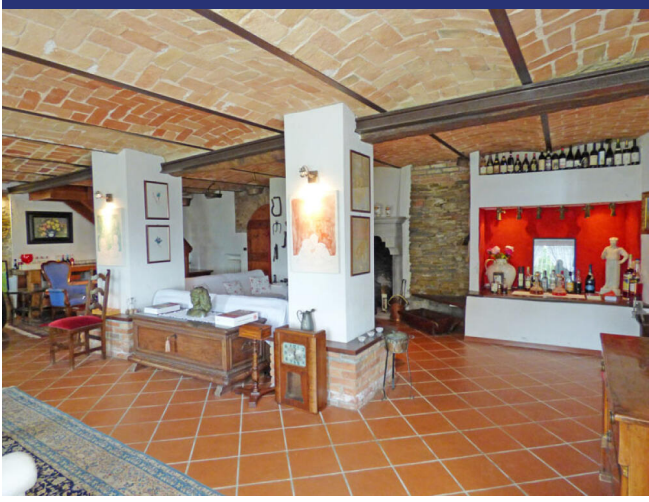
# Description

In the very heart of UNESCO's world heritage area of Piemontese vineyard landscapes, a farmhouse with 7000 sq meters (1.7 acres) of land set in a particularly distinctive spot, in the hills that overlook the town of Canelli and mark the border between the Langhe and the Monferrato, with one of the area's main landmarks, the Tower of the Continis, in full view. The country house has been carefully restored and transformed into a welcoming boutique Bed & Breakfast. The ground floor contains the kitchen, a spacious drawing room and an adjacent dining hall, the first of the altogether 4 guest rooms, a distinctive wine cellar with brick vaulted ceiling and finally a garage. The first floor features the B&B's 3 remaining guest rooms which boast marvelous views onto the wine hills, the valley of Canelli and the Alps in the background. The first floor also contains the private master apartment made up of a hall, a bedroom, a living room obtained from the conversion of the former hayloft with its large latticed window openings, a bathroom and an additional room apt to be converted into a kitchen. The outdoor area features a small pool, a gazebo and a barbecue area. The 7000 sq meter parcel of land contains a Moscato vineyard. The views that can be enjoyed from the property are truly stunning!

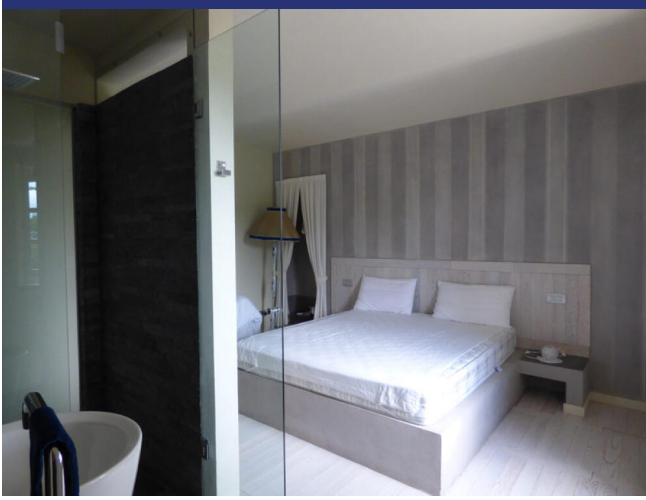
# Pictures



















# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 4583
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 80 km to Sea
- Garden
- Terrace
- Balcony
- Fire Place
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 400.000
- Floorspace: 390 m<sup>2</sup>
- SQM Plot: 7000 m<sup>2</sup>
- Bedrooms: 5
- Rental Potential: Very good
- Status: Sold

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

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