

# Piemonte

## Gorzegno

Ref. 4454: Restored country home and barn with beautiful views

Asking Price: € 545.000



# Description

This restored country home and barn are situated in a private and tranquil location yet walking distance from a charming picturesque village where you can buy fresh local produce. Located in a south facing elevated position it enjoys spectacular views across the surrounding countryside and mountains.. The properties are located in the countryside, but not isolated and perfectly

located to integrate and enjoy the 'Dolce Vita' of the true Italian lifestyle. Milan, Turin, the Italian Lakes, Alpine ski resorts and the Ligurian coast are all close by.

Two traditional Langhe stone country properties which have been lovingly restored with great attention to detail. The properties consist of the original farmhouse and barn situated opposite each other creating a delightful internal courtyard area. The restoration has carefully preserved the original features of the house, including exposed stone walls, wood beamed ceilings and a stunning wine cantina.

The main house is fully restored providing a quality character home. The barn is structurally restored with a new roof and can be finished to create additional living space as the new owner requires. There is already a planning project for the completion of the barn.

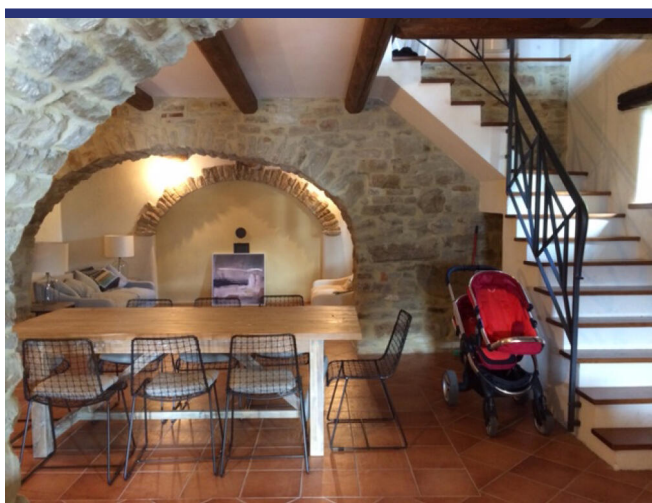
The main house is fully restored, in perfect condition and provides living accommodation over two floors. Ground floor - Spacious kitchen with large panoramic French doors and immediate access to a large terrace with outstanding views. Quality kitchen with work island. Features of this room include a wooden ceiling and stone archway leading to the living room. Large living / dining room - oozing character with a wooden ceiling, exposed stone walls and a feature wall prepared with a wood burning stove. Furthermore a toilet, boiler room and attractive Staircase leading to the first floor.

On the first floor we find a spacious landing area, 3 spacious bedrooms and 2 bathrooms. The Master Bedroom Suite has fantastic large panoramic windows on each wall, the room is spacious bright and sunny and enjoys views from each aspect of the property. French windows open out to a large terrace with the most beautiful views .. Perfect for morning coffee and brioche. Additional features of this room include - High exposed wood beamed ceiling, independent dressing room/walk in wardrobe and en-suite luxury bathroom with bath. All the rooms are spacious, bright and sunny - The property has been restored with good quality materials and is in excellent condition.

The main property has an underfloor heating system and wooden floors throughout.

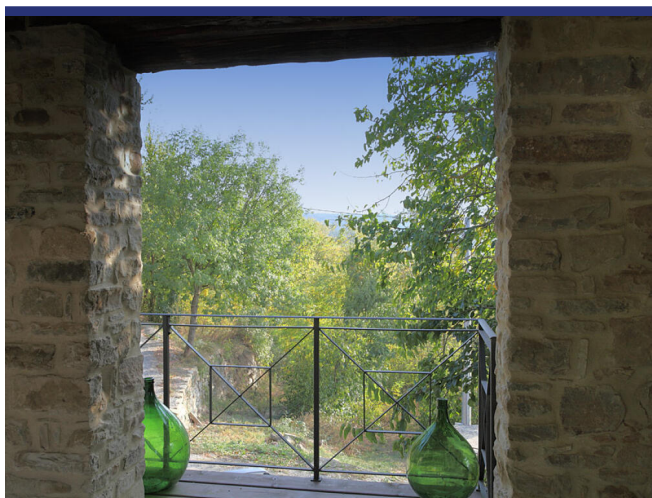
The barn is opposite the main house separated by the charming internal courtyard area. Its structure is recently restored with a completely new roof. This barn can be developed to provide further living accommodation-it has many possibilities - second house, independent guest accommodation, art studio , workshop, etc etc.... There is already a project prepared.

# Pictures



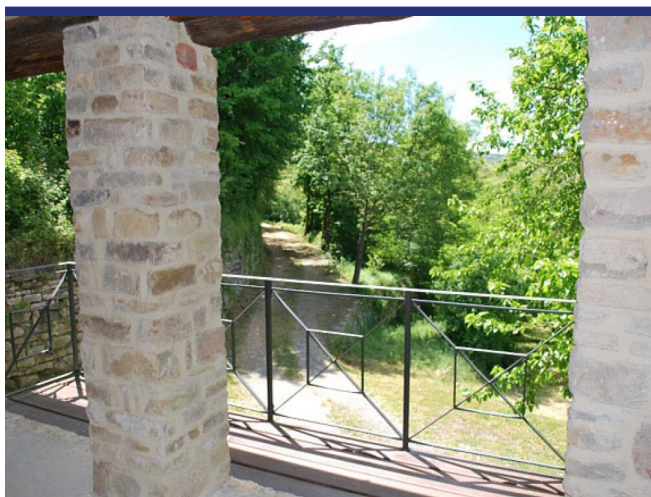








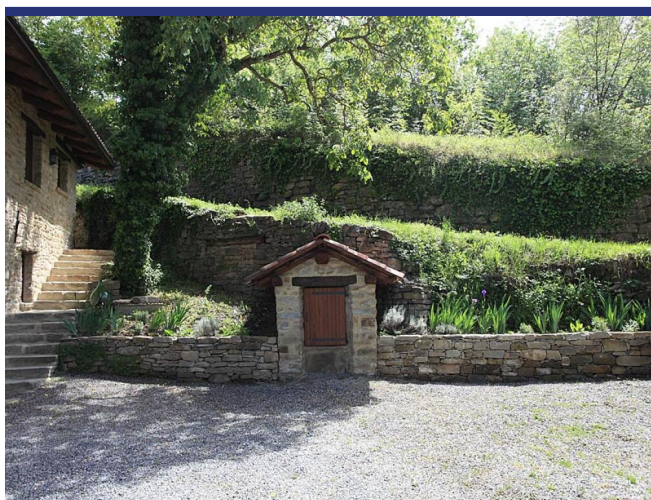


















# Location & Details



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

- Reference: 4454
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 55 km to Sea
- Garden
- Terrace
- Balcony
- Fire Place
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 545.000
- Floorspace: 300 m<sup>2</sup>
- SQM Plot: 19000 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 3
- Condition of the Property: 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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