



E&V

Engel & Völkers

AGENCY — ALASSIO

CLAVESANA — PIEMONTE

## Charming villa among the vineyards of Langhe

€ 680.000

PRICE

300 m<sup>2</sup>

SQUARE METRES

5

ROOMS

# The Spaces





## DESCRIPTION


# Charming villa among the vineyards of Langhe


Nestled in one of the most authentic and evocative areas of the Langhe, the villa is surrounded by rolling hills and fine vineyards. The property, perfectly set in the surrounding landscape, is surrounded by a lush private garden expertly maintained and enriched with ornamental plants, flowers and fruit trees. Spread over three levels connected by a large and bright double-height living room, the residence represents the perfect balance between traditional Piedmontese style and modern comfort. The interiors are embellished with fine finishes: exposed wood ceilings, terracotta floors and architectural details that lend warmth and character to the entire home. On the ground floor, the elegant living room is the bright centerpiece of the house. Also on the floor, the fully equipped custom kitchen

and the large covered porch, ideal for outdoor dining and relaxing moments, complete the area. The sleeping area, on the other hand, consists of two bedrooms and a bathroom. The first attic floor houses a bedroom, an additional room, now used as a walk-in closet, and a bathroom, both with panoramic views of the mountains and the surrounding landscape. The spacious and versatile basement includes a wine cellar with tasting room, a fitness area, a bathroom/laundry room and a double garage with direct access to the house. Completing the property is a flat outdoor area, perfect for creating a swimming pool or private vegetable garden, as well as a small multifunctional porch. The residence is ready to live in, ideal as a main residence, vacation home or as an investment in the heart of the Langhe.

 **300 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **3**  
BATHROOMS

 **€ 680.000**  
PRICE

## FEATURES



WIDE SPACES



LUXURIOUS FURNISHINGS



BOX CAR



CELLAR



PANORAMIC VIEW



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## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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