

**Rif: LQT005****Ancient and prestigious
farmhouse with land with
breathtaking views of Langhe****Euro 780000****Lequio Tanaro**

Situated in a very scenic location, overlooking the Tanaro Valley and the sinuous, combed hilly curves of the Langhe del Barolo, an important property complex dating back to the 19th century with about 3.5 ha of surrounding land.

The buildings, arranged in a horseshoe shape around the courtyard, include a residential part elevated on three floors above ground, with typically 19th-century stylistic elements (vaulted ceilings and terracotta floors) and a series of buildings for rural use (warehouses, stables, barns), now convertible into additional living spaces.

The currently living part has an area of more than 700 square meters, while the total area exceeds 1200 square meters. This suggests a wide range of possible uses for the property: prestigious country family residence, resort for tourist accommodation, event site, corporate headquarters for representation.

Structural work has already been started and is well underway. At this stage there is still a good degree of freedom to set up the layout of spaces according to the needs of the future property.

The land is partly flat and partly slopes down into the valley, where vineyards were once planted.

The view from the plateau over the valley and the Langhe is particularly impressive and lends itself to a variety of uses, functional for agricultural, tourist or sports activities.

The property's location makes it easily reachable from the main freeway arteries in the area (A6 and A33) and in a privileged position to be able to reach the main sites of Piedmont's food and wine excellence (Barolo, Monforte d'Alba, La Morra, Dogliani), the beaches of the Ligurian Riviera and the ski slopes of the Maritime Alps.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1800
Stato Immobile:	Partially renovated
Camere:	15
Bagni:	2
Altitudine:	340
Posizione:	In the township
Indipendenza Sui Lati:	On 4 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	South

Grado Di Luminosita:	Very bright
Utenze:	Phone, Water, Electricity
Materiali Di Facciata:	Stone and brick
Superficie Totale Mq:	1235
Superficie Abitabile Mq:	710
Classe Energetica:	G
Accessibilita:	Paved municipal road
Altre Caratteristiche:	Garden, Fireplace, Courtyard, Balconies, Barn, Barn, Winery, Portico
Opportunita Turistiche In Zona:	Food and wine, Mountain-bike, Trekking, Riding, Golf courses
Terreno Mq:	35262
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Meadow
Orientamento Terreno:	East
Autostrada:	14 km A33 Carrù
Primo Centro Abitato:	4 km Lequio Tanaro
Mare:	77 km Savona
Aereoporto:	91 km Turin
Stazione Treni:	21 km Fossano
Piste Sci:	41 km Mondolè Ski
Numero Stanze:	18

