


Rif: CML030

Renovated Stone House in a Hamlet with Pool and Panoramic View

Euro 260000
 **Cortemilia**

In the heart of the Langhe, among hills that change colour with each season and fragrances that tell stories of land and tradition, stands an ancient stone hamlet, brought back to life. Here, time flows at a different pace: slow, harmonious, and capable of evoking genuine emotions.

Just a few kilometres from Cortemilia, the capital of the Tonda Gentile hazelnut and a medieval village of timeless charm, this home opens like a refuge for the soul. Strolling along stone streets, past ancient churches and historic buildings, one can still feel the essence of a territory that enchants all who visit.

Free on three sides, fully renovated and furnished, the house is located in the oldest part of the hamlet. The basement houses a large cellar; the ground floor offers a kitchen, living room and bathroom welcoming with warmth; on the first floor, a hallway leads to two bedrooms and a bathroom, while the second floor has an attic room providing versatile space.

As with all homes in the hamlet, the renovation respected the authentic character of traditional Langhe houses, creating a perfect balance between modern comfort and traditional charm.

The hamlet is designed to offer experiences of wellbeing and conviviality. The panoramic swimming pool, 14 × 20 metres, invites you to swim or simply be cradled by the water, while a separate shallow pool is dedicated to the little ones. Around it, shaded corners and intimate spaces offer refuge for reading, meditation, or simply contemplating the silence.

For children, a playhouse and a tower with swings, sandbox, and slide promise hours of outdoor adventures. For adults, there are dedicated leisure spaces: billiard house, table tennis, table football, basketball and volleyball courts, and even a small football goal.

And when it comes time to share, the magic comes alive around the wood-fired ovens. The oldest, with over a century of history, preserves the flavour of tradition: preparing pizza, baking it in the oven, and enjoying it together becomes a ritual that unites, excites, and creates lasting memories.

Every detail has been carefully curated to make this house a true home of the heart: from the laundry room with a professional washing machine, simplifying daily life, to the perfect harmony between modernity and the authenticity of the place.

This property is not just a house: it is a life experience. It is a place where silence meets conviviality, where the hills accompany your thoughts, and where every stone tells a story. Here, one regenerates,

rediscovers oneself, and embraces the purest beauty of Piedmont.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	2
Bagni:	2
Posizione:	Isolato
Indipendenza Sui Lati:	Su 2 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Nord
Grado Di Luminosità:	Normale
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	164 mq
Superficie Abitabile Mq:	90
Classe Energetica:	in corso
Tipo Di Riscaldamento:	A legna
Altre Caratteristiche:	Posto auto, Balconi, Cortile, Caminetto
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Bosco
Orientamento Terreno:	Nord
Primo Centro Abitato:	6 km
Mare:	59 km
Aeroporto:	96 km Genova
Locali:	5
Numero Di Piani:	2

