



Rif: CML028

Charming House in a Suggestive Stone Hamlet with Pool, Terrace, Wood-Fired Oven and Panoramic View

Euro 330000

 **Cortemilia**

Just a few kilometres from Cortemilia, immersed in the authentic heart of the Langhe, stands a home that embodies history, care and passion. Here, in a stone hamlet carefully restored to new life, every detail reflects the love with which the owners selected fine materials and respected the original architecture, restoring charm and soul to this corner of Piedmont.

The house, elegant and bright, extends over approximately 120 m² on two levels and comfortably accommodates 4–6 people. Free on three sides, it offers unique views and intimate privacy, with the gaze stretching across the hills that change colour with the seasons and, in the distance, the majestic peaks of the Alps.

On the ground floor there are three bedrooms, each with its own private bathroom, opening beneath original cross vaults that testify to the past and give the rooms an atmosphere of authentic rustic charm. On the upper floor, a spacious living area with kitchen and lounge becomes the vibrant heart of the home: bright, welcoming and overlooking a panorama that looks like a painting. The furnishings, included in the sale, combine contemporary comfort with handcrafted details that reflect the local tradition.

The residential complex, entirely renovated, offers spaces and services designed for well-being and convivial living. The panoramic swimming pool measuring 14 x 20 metres, with areas of varying depth, invites you to swim, relax or play freely, while a separate shallow pool, 35 cm deep, is dedicated to young children. All around, shaded areas with seating and relaxation corners welcome those who enjoy reading, reflecting, dreaming or simply being embraced by the silence.

For children there is a playhouse full of surprises: dolls, plush toys, illustrated books and wooden games that stimulate imagination and creativity. Just a few steps away, a play tower with swings, climbing structures, sandbox, slide and trampoline offers outdoor adventures.

There is also no shortage of leisure spaces for adults: the billiard house is a place to meet, challenge each other in friendly games and share moments of genuine fun, alongside other activities such as table tennis, table football, volleyball, basketball and even a small football goal.

Conviviality finds its most authentic expression around the three wood-fired ovens in the hamlet, the oldest of which is an original century-old oven with a depth of 160 cm. Here everyone can roll out and

top their own pizza before baking it in the oven and enjoying it together. A ritual scented with wood and tradition, capable of bringing families and new friends together.

To ensure maximum convenience, a laundry room with a professional washing machine is also available – a detail that makes this home truly ready to move into as a second residence.

This property is not just a house, but a refuge for the soul. A place where nature meets tradition, where silence alternates with conviviality and where every stone tells a story. It is the perfect choice for those who wish to rediscover themselves, regenerate away from the rhythm of everyday life and embrace the authentic beauty of the Langhe.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	3
Bagni:	3
Locali:	6
Posizione:	In borgata
Indipendenza Sui Lati:	Su 3 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud-est
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Rumoroso
Utenze:	Acqua, Elettricità, Gas
Numero Di Piani:	2
Superficie Totale Mq:	172
Superficie Abitabile Mq:	120
Classe Energetica:	C 75, 0945kWh/mq anno
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Posto auto, Cantina, Terrazzo, Cortile, Forno, Piscina, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Nord
Primo Centro Abitato:	6 km
Mare:	59 km
Aeroporto:	96 km

