


Rif: BVG011

Charming renovated Piedmont farmhouse with garden

Euro 445000



Bene Vagienna

Elegant “country chic”-style farmhouse, located in a quiet and private setting, with stunning views of the Alpine arc and the renowned hills of the Langhe.

Situated in the municipality of Bene Vagienna, a characteristic village known for the Roman ruins of Augusta Bagiennorum, this enchanting property represents an ideal retreat immersed in the peace of the Piedmont countryside.

Built in the early 19th century as a rural building, the farmhouse has undergone a careful renovation that has preserved its original architecture, enhancing its period features and creating warm, welcoming, and highly charming interiors. The use of high-quality materials and refined finishes gives the property an elegant and sophisticated atmosphere. The estate consists of a main residential section and two independent studio apartments, offering an interesting investment opportunity.

The two studios, accessible from the portico, are tastefully furnished and equipped with a private bathroom and kitchenette—an ideal solution for both tourist rentals and long-term leasing.

The main residence, currently used by the owners, is spread over several levels. On the ground floor there is a large kitchen with a fireplace and wood-fired oven, enhanced by hand-painted ceramics decorating the cooking area. From the kitchen there is direct access to the garden, the portico, and the large living room, created from the skilful restoration of the former stable. On the same level there is also a bathroom, a convenient laundry room, and the technical room.

The heart of the house is the impressive living room with ancient exposed brick vaults and a handcrafted majolica stove-fireplace, with direct access to the portico. This floor is completed by a bedroom with private bathroom and access to the portico, ideal for ensuring independence and comfort for guests.

An antique terracotta and wooden staircase leads to the first floor, where the master bedroom, an elegant bathroom with bathtub and shower, and a bright living room with balcony are located, offering beautiful views of the mountains and surrounding countryside.

The attic, characterized by exposed beams and wooden ceilings, is a large and versatile space, ideal as a relaxation area, study, third bedroom, or mini-apartment, thanks to the presence of a dedicated bathroom and kitchen connections.

Outside, the garden offers the possibility of building a swimming pool, while the portico provides a perfect space for social gatherings with friends and family.

The excellent exposure and attention to detail make this property a unique opportunity, ideal for those seeking a home immersed in the tranquility of the countryside, with high standards of comfort and efficiency. The property is also perfectly suited for a charming hospitality business, thanks to the two already fully equipped independent studio apartments ready to welcome guests.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	5
Bagni:	6
Posizione:	In borgata
Indipendenza Sui Lati:	Su 3 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Materiali Di Facciata:	pietra e mattoni
Superficie Totale Mq:	441
Classe Energetica:	A2 51 kWh/mq anno
Tipo Di Riscaldamento:	Con riscaldamento
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Portico, Posto auto, Balconi, Terrazzo, Cortile, Forno, Caminetto, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike
Terreno Mq:	1890 mq
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Bosco
Orientamento Terreno:	Sud
Autostrada:	6
Primo Centro Abitato:	3
Mare:	81
Aereoporto:	99
Locali:	15
Numero Di Piani:	3

