



Rif: CHE004

Charming Historic Farmhouse in the Barolo Area

Euro 550000

 Cherasco

Prestigious renovated farmhouse in the Langhe, just steps from the Barolo area

Nestled in the picturesque rolling hills of the Langhe, a short distance from the renowned Barolo region, this charming farmhouse perfectly combines historical authenticity with modern comfort. The property underwent a careful conservative restoration in 2018, aimed at enhancing its original architectural features, bringing charm and character to every room.

Authentic character and unique details

The property retains solid brick vaults, Piedmontese terracotta floors – including a rare blue version – and early 20th-century decorative cement tiles. Original period doors have been restored and carefully reintegrated, along with cast-iron radiators and four fireplaces, enriching the spaces with warmth and authenticity. Every detail has been thoughtfully designed and harmoniously incorporated.

Internal layout

On the ground floor, the farmhouse welcomes you with a large kitchen and dining area, ideal for family gatherings or entertaining friends. From here, you access the tavern room with exposed brick walls, perfect for dinners and social evenings. The spacious living room with fireplace, elegant and cozy, is an ideal space for relaxation.

A ground-floor bedroom, with private bathroom and shower, is designed to ensure accessibility for people with disabilities.

Ascending the central stone staircase, typical of Piedmontese farmhouses, you reach a second bright living room/study thanks to the large south-facing window. This floor also includes a bathroom with a bathtub. The sleeping area comprises four bedrooms, one of which is currently used as a study. The master bedroom has an en suite bathroom.

The sale also includes much of the furnishings.

Efficiency and comfort

The house features an insulated roof, double-glazed windows, floor insulation and ventilation system, modern electrical and plumbing systems, and a pellet boiler that ensures energy efficiency.

Outdoor spaces and ancillary buildings

The property includes a second building, currently used as a tool shed, easily convertible into a

guesthouse or veranda. The private, well-kept garden is enhanced by a pool with patio, perfect for summer days, and by a picturesque selection of trees including almond, apricot, cherry, hazelnut, and a majestic fir, ideal for Christmas decorations.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	5
Bagni:	4
Posizione:	In borgata
Indipendenza Sui Lati:	Su 3 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Normale
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	499 mq
Classe Energetica:	A2 22,5 kWh/mq anno
Tipo Di Riscaldamento:	Riscaldamento autonomo
Altre Caratteristiche:	Posto auto, Cortile, Piscina, Caminetto, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	1241
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud
Autostrada:	3 km
Primo Centro Abitato:	8 km
Mare:	103 km
Aeroporto:	86 km
Locali:	8
Numero Di Piani:	2

