

**Rif: LGH043**

Prestigious Charming Residence in the Langhe Hills

Euro 3900000**Serravalle langhe**

In the heart of the renowned **Langhe hills**, a UNESCO World Heritage landscape, at about **600 meters above sea level** and surrounded by a breathtaking natural setting, we offer for sale a **magnificent country residence of approximately 1,000 sqm**, the result of an elegant architectural restoration, surrounded by **6 hectares of land with woodland and vineyard**.

Bathed in light and silence, the property enjoys an **unparalleled panoramic position**, with open views over the surrounding hills and the Alps, ensuring complete privacy and an atmosphere of true relaxation. The estate is accessible via a **paved municipal road that ends directly at the property**, making it completely independent. It is surrounded by **2,330 sqm of land with garden and stone-paved outdoor areas**.

A particularly valuable feature of the estate is the **vineyard planted with Chardonnay and Pinot Noir**, extending in a single body around the farmhouse in an ideal position for viticulture. Upon request, the vineyard can be **excluded from the sale**, offering maximum flexibility depending on the buyer's needs.

The residence is arranged over **four levels**, connected by an **internal elevator**, and features spacious interiors, **high-end finishes**, and traditional local materials such as **Langa stone, Piedmont terracotta, and walnut wood**.

Among the main spaces are a **large reception hall**, a **fully equipped kitchen with professional appliances**, an **indoor heated swimming pool with counter-current swimming system**, a **wellness area with gym, hammam and panoramic terrace with Jacuzzi**, as well as a **billiard room and a cinema room** located in the attic level.

The property also includes **several independent guest units**, a **garage for four cars**, wine cellars, a laundry room, and an internal well.

Equipped with **underfloor heating, air conditioning, and state-of-the-art technical systems**, the residence combines elegance, functionality, and comfort. It represents the perfect blend between **discreet luxury and the authenticity of a traditional Piedmontese country home**.

Located just **22 km from Alba**, and conveniently connected to the main cities of Northern Italy, the seaside, and international airports, this residence is ideal for those seeking an **exclusive retreat among vineyards without giving up accessibility and services**.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	6
Bagni:	8
Altitudine:	600 m s.l.m.
Posizione:	Isolato
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
Superficie Totale Mq:	1162 mq
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Riscaldamento autonomo
Altre Caratteristiche:	Portico, Box auto multiplo, Posto auto, Cantina, Terrazzo, Cortile, Forno, Piscina, Sauna, Caminetto, Antifurto, Wi-Fi, Irrigazione automatica, Giardino, Vigneto
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	60028 mq
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
Autostrada:	23 km
Aereoporto:	103 km
Locali:	13
Numero Di Piani:	3

