



Rif. 4395



Lionard S.p.A.

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## Piedmont Cuneo

# Luxury villa for sale in the province of Cuneo



### DESCRIPTION

The property is located at the foot of the hills in the province of **Cuneo**, an area that is mostly cultivated with vineyards and olive groves thanks to its mild, healthy climate; it is at the confluence of three green valleys that are rich in culture, architecture and history, as they were linked to the Marquisate of Saluzzo since Roman times.

This estate is an important example of an 1850 farmhouse, renovated with care and attention, in the early 1990s, with utmost respect for this area's materials, colors and typical features.

The sober but elegant colored exterior plaster was built as a reference to the color of this place's clayey earth, and features the precious sundial of gnomonist Garnero.

This **luxury home** is composed of two apartments and outbuilding that ideal for accommodating guests. The main house measures 695 m2 and is on two levels.

The first floor features a wide and luminous wooden-and-cotto staircase flowing into an elegant living room, which is enriched by a cozy mezzanine with exposed beams, besides floors and window sills in original Piedmontese terracotta. The first floor is completed by a kitchen and bathroom.

After a spacious, equipped hallway, there is the sleeping area, which is composed of four large bedrooms and bathroom that have access to a large terrace, the perfect place to enjoy a great view of the park, the water lily pond and the Maritime and Cozie Alps.

From the first floor you can reach the ground floor, also by going down a very convenient external staircase made of old stone and terracotta; the ground floor features a large room, which was originally the old stable and has been preserved in its essential elements, such as barrel vaults with exposed bricks, sandblasted with keys, the original railings and cotto-tiled floors.

The second apartment measures 95 m<sup>2</sup>, and is composed of a large, functional living area with a kitchenette, two bedrooms and a bathroom.

Both apartments can access the cellar, which is a true architectural gem, as both its original structure and materials have been preserved.

This luxury property for sale also includes a two-storey outbuilding measuring 600 m<sup>2</sup>, which features majestic trusses, and two garages.

This **luxury villa** is completely surrounded by a park measuring 4,000 m<sup>2</sup> which features tall trees, bushes, flowers and coverings that have been masterfully chosen to guarantee harmonious colors in all seasons. Next to the park there is a field featuring a vineyard and arable lands measuring 6,000 m<sup>2</sup> overall.

This intimate, untouched area is the perfect place to fully enjoy enchanting landscapes made of woods, paths, rivers and lakes or reach the Ligurian Sea and the French Riviera, or the spa resorts and ski tracks in Sestriere and the Vermegnana Valley.

## TECHNICAL DETAILS

### LOCATION

The province of **Cuneo, in Piedmont**, is a wide area in the north of Italy bordering with France. Its distinctive characteristic is its strategic position, a stone's throw both from the Alps and the Ligurian Sea.

The area is mainly mountainous, characterized by magnificent and evocative woods offering sweeping views.

The hill area is home to very beautiful luxury properties and impressive castles that still preserve the allure of times gone by. Big rivers, such as the Po, run down the Alps and furrow the valleys that are home to typical villages.

The temperate climate alternates warm summers and pleasant winters with frequent snowfalls which make the atmosphere of this land magical.

Region: Piedmont

Province: Cuneo

Type: luxury villa



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Internal surface: 695 m2  
External surface: 4.000 m2

10 bedrooms  
10 bathrooms  
Two apartments in villa  
Outbuilding  
Two garages

Cuneo 14 km - Alba 54 km - Turin 84 km - Sestrière 103 km - Savona 107 km - Genoa 156 km -  
Nice 147 km - Montecarlo 134 km -

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**Price: On Application**



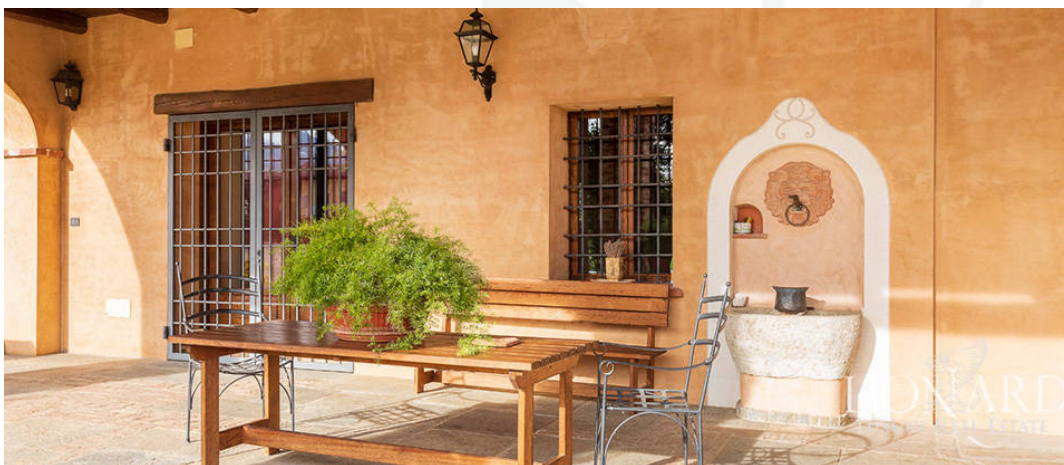
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## PROPERTY PHOTOS



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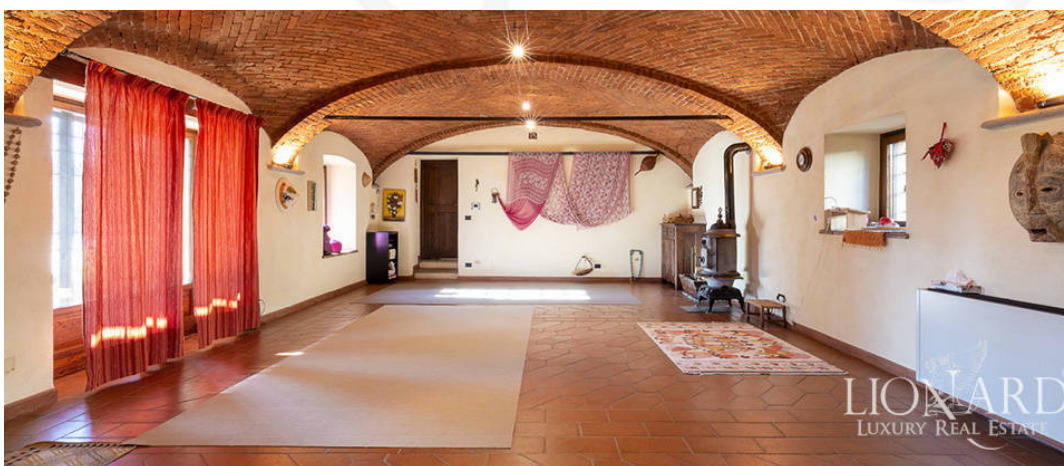
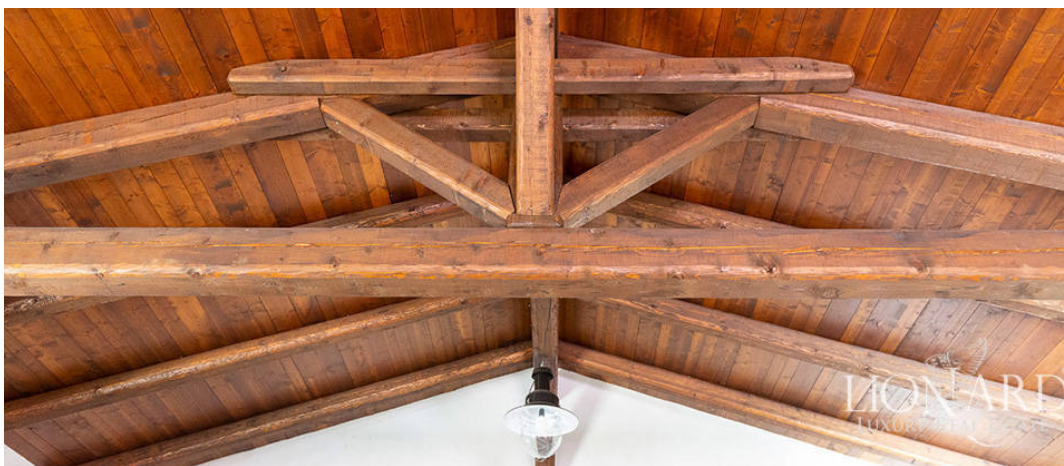


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