



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



Villa Sale in Cherasco (CN) Via Meane 6

Beautiful farmhouse in the heart of the Langhe

This beautiful Piedmontese farmhouse is located just 3 km from the centre of Cherasco, 8 km from Barolo and is situated on the hill of La Morra in the midst of hazelnut groves, in the richest area in terms of environment and nature.

La Morra is included in the Unesco World Heritage list as part of the site The Wine-growing Landscapes of Piedmont: Langhe-Roero and Monferrato.

The municipality is also awarded the 'Orange Flag' recognition by the Touring Club, which identifies small villages of excellence in the Italian hinterland.

The house, which dates back to the 19th century, has recently been renovated, guaranteeing modern and excellent standards of comfort and complying with new energy-saving techniques, such as solar panels and storage batteries; the work was completed in 2024.

The structure is on two levels. On the ground floor we have a bright living area, consisting of a living room, dining room, a bathroom with direct access to the outside and a small bedroom.

An elegant staircase then leads to the upper floors , going up we first come to a sort of landing where we find a large bedroom , going up further we come to the second floor, where we find a comfortable walk-in wardrobe, two bathrooms, a laundry room, 4 bedrooms one of which has a private terrace .All the rooms have been furnished in an elegant and sober style and using quality materials such as the floors made of solid bio-fir plaquettes and the solid wood windows and doors.

The same attention to detail can also be appreciated outside, with the dehor and swimming pool made of luserna stone.

INFORMATION

Ref.	Piemonte 444
Type	Sale
Category	Villa
Price	950,000.00 EUR
Annual Expense	
Year	1800
Energetic Class	A 98.32 kWh/m ² a

NUMBER

Rooms	8
Bedrooms	5
Bathrooms	3
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	250
Garden	3500
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
View	Garden View	Free Sides	4	Garden	Private



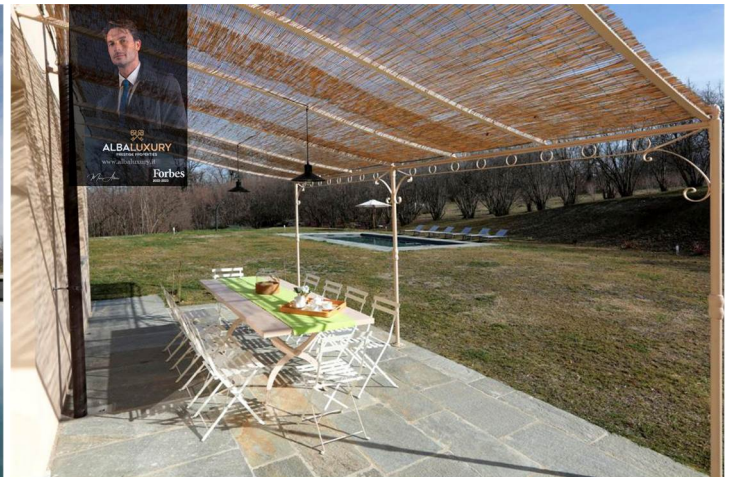
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Furniture	Furnished	Type living	Dining room	Kitchen	Eat-In Kitchen
Heating	Independent	Heating Type	Boiler	Type of heating system	Floor heating
Hot Water	Independent with Panels	Cooling	Floor	Fixtures	Wood
Doors	Excellent	Blind	Wood Blinds	Floors Living Room	Parquet
Floors Bedrooms	Parquet	Floors Kitchen	Parquet	Floors Bathroom	Parquet

ACCESSORIES

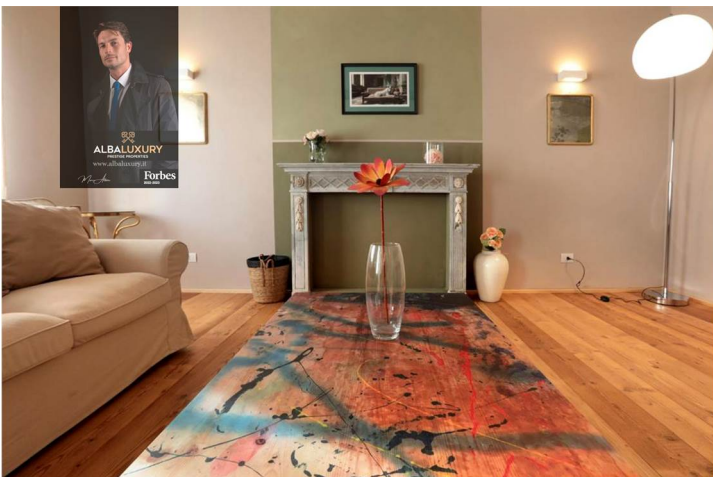
Air conditioning	Wall Closet	Fireplace	Chimney flue	Electric gate
Satellite system	Separate entrance	Laundry room	Solar panels	Swimming pool
Outdoor tables	Tennis	Awning	Video intercom	

IMAGES



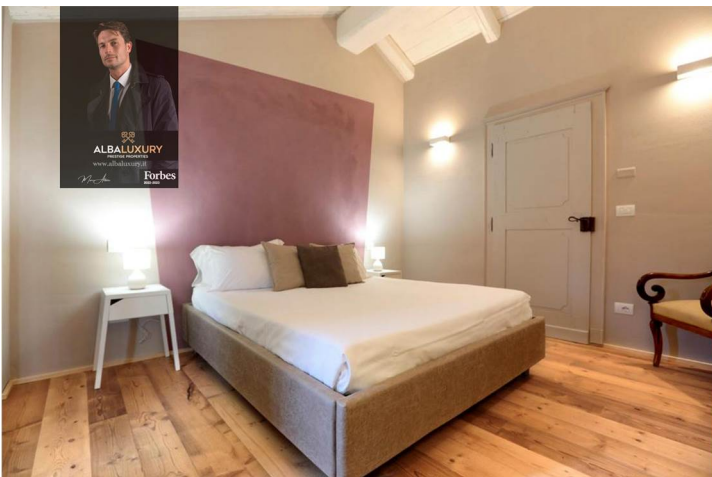
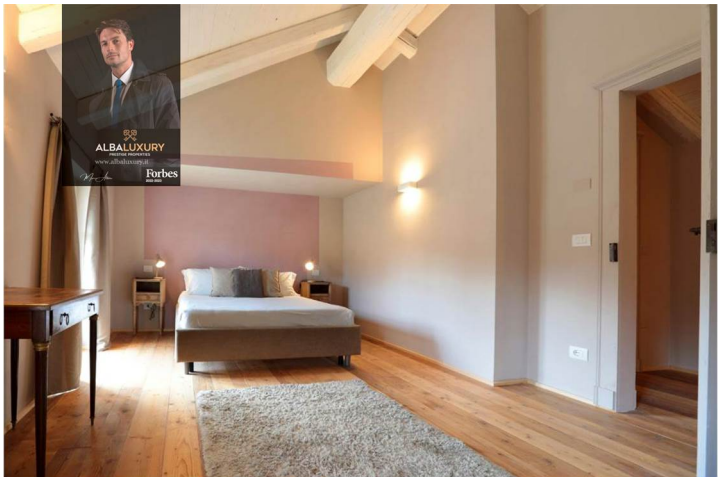
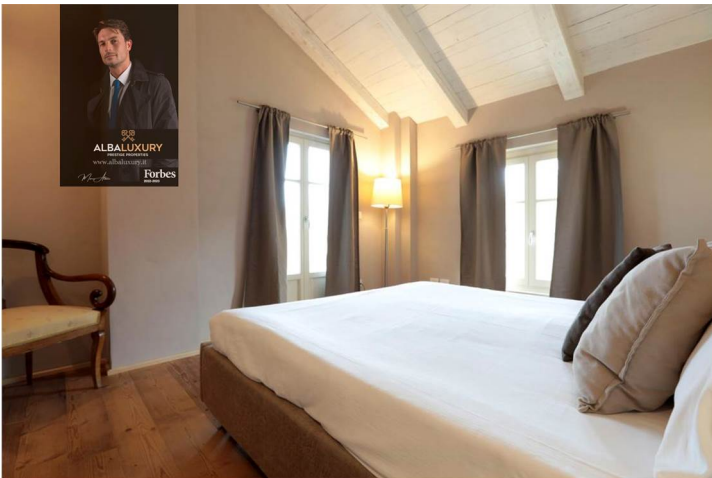


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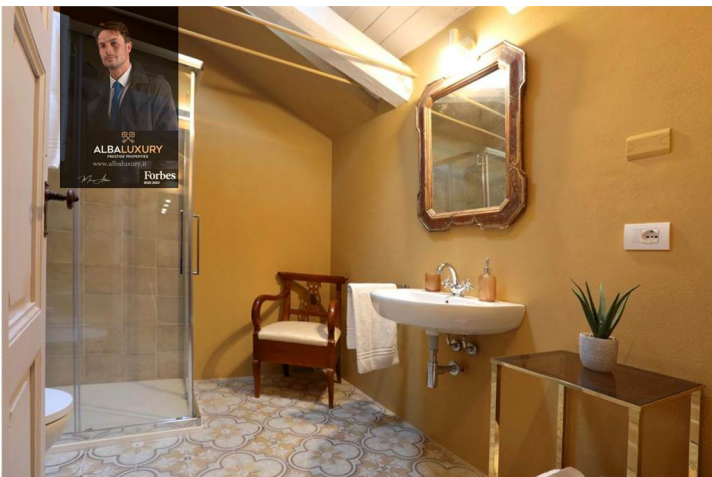
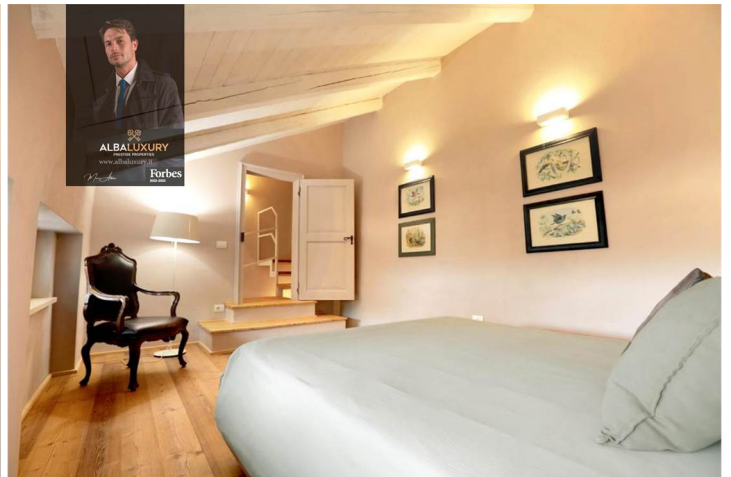
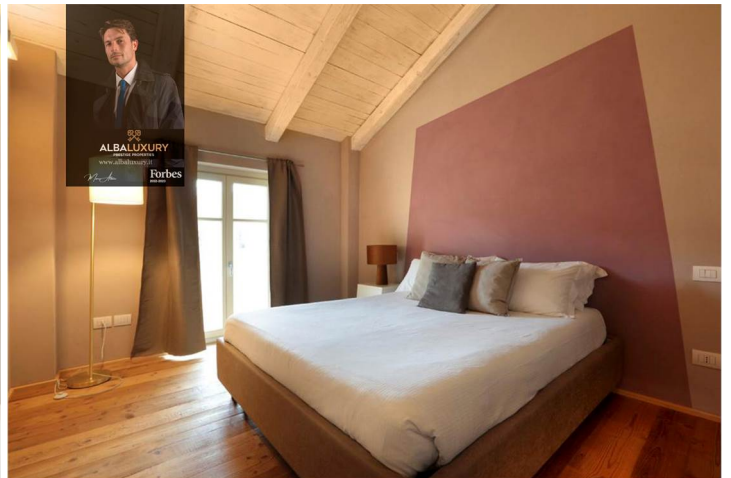
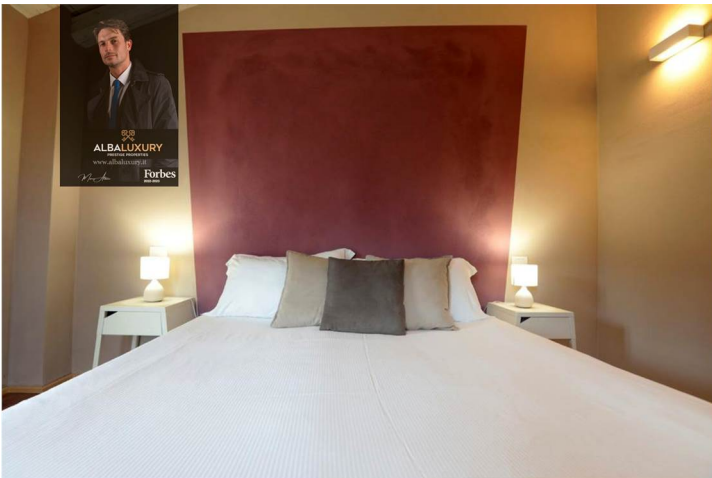


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