

CARRÙ · LANGHE, PIEDMONT, ITALY

An Exceptional Restoration Opportunity

A rare Langhe restoration project with Alpine views and genuine potential.

REF. 313 **PRICE** €295,000

LANGHE PROPERTY
RICHARD A. EDWARDS

CARRÙ

At a glance

472	8,000 sqm	2,000 sqm
SQM FLOOR SPACE 5,081 sqft	VINEYARD	WOODS

PRICE	€295,000

HIGHLIGHTS

- Alpine views
- Superb location
- Restoration project
- Rental potential

DISTANCES

30	MINUTES FROM ALBA
30	MINUTES FROM CUNEO
120	MINUTES FROM MILAN
60	MINUTES FROM AIRPORTS & COAST



I rarely take on properties below €500,000 these days unless there is something genuinely exceptional about them. ***This one is exceptional.***

When restoring a home, location has to be the number one consideration — and this property has it.

Set in a superb position with views towards the Alps, it is within easy reach of all the places that matter, while offering the space and privacy to create something truly special.

The house offers approximately **300 sqm of space**, together with around **10,000 sqm of land**, 8,000 sqm of which could be used for vineyards.

House and land plans are available on request.

THE POTENTIAL

There are plenty of possibilities when it comes to the layout. Open the house towards the views, bring in light and create a strong connection between the interior and the landscape, and you could have something genuinely exceptional.

The property would make a wonderful **private residence**, but it also has excellent potential as a **high-end rental property**.

The rental market is increasingly rewarding quality. Properties that are beautifully restored, well presented and professionally managed can command impressive rental incomes. At the same time, the lower end of the market is becoming increasingly difficult.

We also have an excellent local property manager who can take care of the rental side for you.

I am very selective about the restoration projects I take on, and I am confident that it would be extremely difficult to find a better location for a property with this kind of potential.

If you are genuinely considering a restoration project of this type, get in touch. Let's have a conversation first, understand what you're looking for and make sure this is the right property for you.

Don't leave it too long. Exceptional opportunities rarely stay on the market for long.

SETTING & ALPINE VIEWS







THE HOUSE & THE LAND







INTERIORS: A BLANK CANVAS

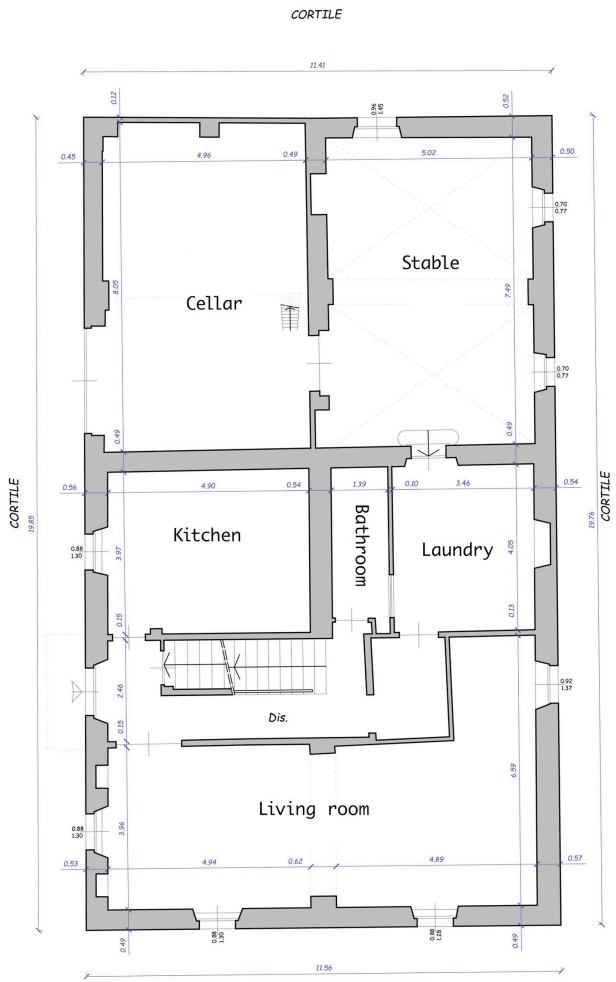




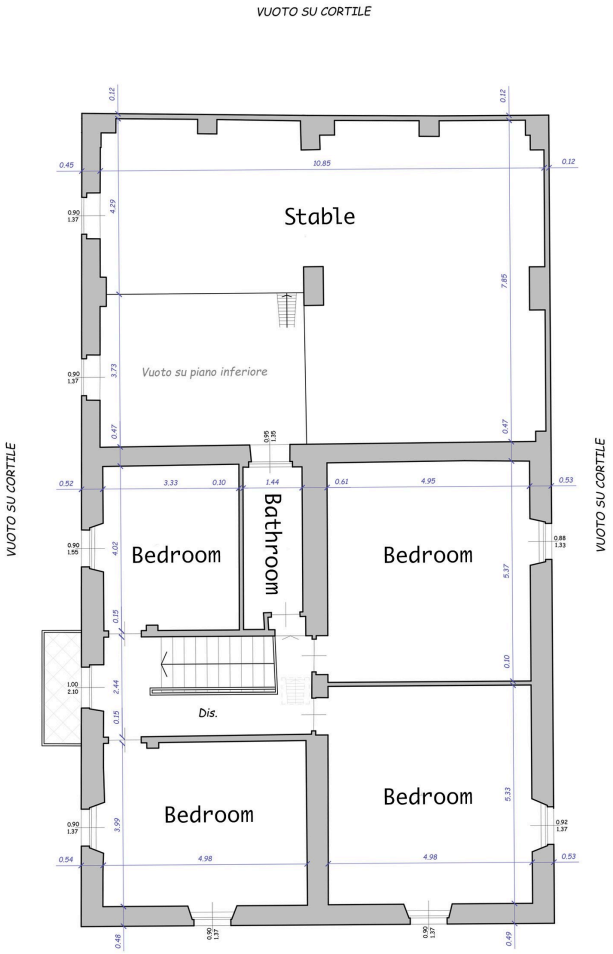




FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

Indicative plans, not to scale.

LANGHE PROPERTY

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Arrange a private viewing

Properties of this calibre rarely become available. Get in touch for more photographs, the video tour and a private viewing.

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SCAN TO WATCH THE VIDEO

VIEW THIS PROPERTY ONLINE

WATCH THE VIDEO TOUR

