La Morra – Piemonte

Prestigious single-family villa with a pool

Property ID: IT261253351



PURCHASE PRICE: 0 • LIVING SPACE: ca. 1380 m^2 • ROOMS: 18 • LAND AREA: 35000 m^2

Property ID: IT261253351 - 12064 La Morra – Piemonte

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

Property ID: IT261253351 - 12064 La Morra – Piemonte

At a glance

Property ID	IT261253351
Living Space	ca. 1380 m²
Rooms	18
Bedrooms	6
Bathrooms	7
Year of construction	1985
Type of parking	7 x Outdoor parking space, 6 x Garage

Purchase Price	Auf Anfrage
House	Single-family house / Detached house
Total Space	ca. 4972 m²
Condition of property	Well-maintained
Equipment	Terrace, Swimming pool, Fireplace, Balcony

Property ID: IT261253351 - 12064 La Morra – Piemonte

Energy Data

Energy certificate valid until	31.05.2028

Energy Certificate	Energy demand certificate
Final Energy Demand	500 kWh/m²a
Energy efficiency class	E
Year of construction according to energy certificate	1985

Property ID: IT261253351 - 12064 La Morra – Piemonte

The property





Property ID: IT261253351 - 12064 La Morra – Piemonte

The property





Property ID: IT261253351 - 12064 La Morra – Piemonte

The property





Property ID: IT261253351 - 12064 La Morra – Piemonte

The property





Property ID: IT261253351 - 12064 La Morra – Piemonte

The property





Property ID: IT261253351 - 12064 La Morra – Piemonte

The property





Property ID: IT261253351 - 12064 La Morra – Piemonte

The property





Property ID: IT261253351 - 12064 La Morra – Piemonte

The property





Property ID: IT261253351 - 12064 La Morra – Piemonte

The property





Property ID: IT261253351 - 12064 La Morra – Piemonte

The property





Property ID: IT261253351 - 12064 La Morra – Piemonte

The property





Property ID: IT261253351 - 12064 La Morra – Piemonte

The property





Property ID: IT261253351 - 12064 La Morra – Piemonte

The property





Property ID: IT261253351 - 12064 La Morra – Piemonte

The property





Property ID: IT261253351 - 12064 La Morra – Piemonte

The property





Property ID: IT261253351 - 12064 La Morra – Piemonte

The property





Property ID: IT261253351 - 12064 La Morra – Piemonte

The property



Property ID: IT261253351 - 12064 La Morra – Piemonte

Floor plans




soggiorno
hm = 4,00
wc
bagno
camera
h=2,83
bagno
h>3,00
spog.
camera
hm =4,00


locale á
disposizione
camera
bagno
cucina
h=270
soggiorno

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT261253351 - 12064 La Morra – Piemonte

A first impression

In the heart of the Langhe, nestled in a commanding location about 500 meters above sea level, stands this extraordinary luxury residence—an oasis of rare beauty that combines absolute privacy with refined comfort. Surrounded by a majestic private park spanning approximately 35,000 square meters, the property stands out for its spacious interior and airy rooms designed to ensure maximum privacy. The heart of the residence is a large, spectacular kitchen—ideal for hosting private dinners and culinary experiences—which flows seamlessly into the generous outdoor spaces dedicated to the most exclusive events. Crowning this magnificence is a spectacular swimming pool with a diving board, artfully nestled among the rows of prized Nebbiolo vines, offering a 360-degree panoramic view of incomparable beauty.

The residence is set within the exceptional setting of La Morra, a true gem of the region recognized by UNESCO since 2014 as a World Heritage Site. Famous worldwide for its winemaking excellence, the village captivates with its medieval layout of cobblestone streets, historic rooftops, and the majestic 18th-century bell tower, the ancient guardian of this borderland. Living on this property means immersing yourself in an unparalleled food and wine tradition, surrounded by renowned wineries, traditional inns, and an extensive network of trails winding through woods and vineyards. Perfectly connected to the area's main destinations, the estate is just 10 minutes from Barolo, 20 minutes from Alba, and about 2 hours from Milan and Genoa, making it the ideal choice for those seeking a prestigious residence or a charming home in the heart of the most authentic Piedmont.

Property ID: IT261253351 - 12064 La Morra – Piemonte

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano
Tel.: +39 02 6206 9360
E-Mail: milano@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com