

## La Fattoria Alloa, Cavour

Charming traditional Piedmontese farmhouse, with excellent transformation potential, located in a quiet reserved setting in the vicinity of Cavour in the fertile Pinerolese countryside ringed by the high Alps, just 50 minutes' drive away from Turin Airport. The prosperous small town of Cavour, overlooked by the famous "Rocca" (rock) with its castle remains and its protected park, its nearby located romanesque abbey of S. Maria containing a crypt dating back to the 5<sup>th</sup> c. A.D., its annual *Tutto Mele* apple fair, and its fountain famous for excellent drinking water since Roman times, is in an unspoilt and comparatively undiscovered area of Piedmont. Renowned for its good air and water, it was the home of Giovanni Giolitti (1842-1928), one of Italy's more important early Prime Ministers and his family still have connections with the town. Its renowned restaurant La Posta / Locanda "I Grassoni", considered as one of Piedmont's finest, also has hotel accommodation (recent guests include the King of the Belgians and his wife Paola di Liège).

The location, with its stunning 360° panoramic views, is perfect for winter sports enthusiasts since it lies within the complex of the Turin 2006 Olympic Winter Games (Pinerolo, Pragelato and Sestriere are all within easy driving distance). In the summer, a range of outdoor activities are possible: from hiking in the Alps to cycling along the quiet country lanes. Just over an hour away across the Ligurian Alps are the enticing beaches of the Italian Riviera. Turin (the first capital of Italy and the home of its former kings), is a major fine arts and cultural centre and also the home of the world's most famous relic, the Turin Shroud. Medieval Saluzzo is a major centre for antique dealers and its annual antiques fair one of the most important in Italy. Torre Pellice is the home of the Waldensian Church (Italy's ancient protestant community dating back to the twelfth century).

**Farmhouse and outbuildings:** Together with its surrounding land covering a surface area of 8,372 square metres, the farmhouse has been a dairy farm until recently (producing its own butter and cheese) and was in the present owner's family since the 1920s. Set around an independent courtyard, the farmhouse consists of two buildings in white painted stone and brick.

The "living building" on the left covers a surface of 703 square metres. The ground floor of the farmhouse is divided into a reception room, a kitchen, a bathroom and 3 bedrooms. The first floor, reachable at the moment by two external stone staircases, has a long stone balcony overlooking the courtyard and consists of 3 more bedrooms and large barns which could be redesigned. The traditional architecture of the area means the farmhouse has a typical Piedmontese (so called "lose") stone roof. The building has its original beamed ceilings, stone floors and

fireplaces as well as two very large wine cellars below the house. The other stone building, set across the courtyard from the farmhouse, would be ideal to create a self contained unit. The property also has spacious and traditionally equipped barns, stables, storerooms, garages and other outbuildings. The farmhouse is in good structural condition but would benefit from some careful modernisation (such as the introduction of an internal staircase and central heating). The property would though also be ideally suited for more ambitious projects (such as agro-tourism or cultural initiatives). The farmhouse enjoys absolute privacy, while being only a short walk away from the hamlet of Gemerello and a short cycle ride from Cavour. Access is direct from a gate on a quiet country lane, and the property is served by electricity, water, telephone etc.

**Land:** The property has its own vineyard, a kitchen garden, an old well, fruit trees and meadows. The surrounding land could be suitable for a pool.

**Asking price:** € \*\*\*\*

**Distances** 3 km Cavour, 10 km Pinerolo, 10 km Torre Pellice, 20 km Saluzzo, 40 km Sestriere. 40 km Turin, 45 km Turin Airport. Pinerolo is linked by motorway to both Turin and Turin Airport, which offers numerous flights to European destinations (such as e.g. three daily flights to London with British Airways, Ryanair and Easyjet) and by train and coach to Turin. There is also a direct coach service between Cavour and Turin with many buses a day ([www.cavourese.it](http://www.cavourese.it)).

**Contact:** Alloa Family  
**email:** [alloya\(at\)web.de](mailto:alloya(at)web.de) (please replace (at) with @)  
**phone:** + 32/2/7618161  
**web:** <http://alpsview.atspace.com>