

**Rif: DGL232**

Agrotourism with Close to 10 Hectares of Land in a Commanding Position

Euro 2600000**Dogliani**

In the very heart of the Langhe, in the area of Dogliani, an exclusive estate with a breathtaking view onto the gentle Langhe hills and the crescent of the Alps. The property consists of a spacious country house partly used as a countryside hospitality business, of 9.5 hectares of land in a single plot which comprises a vineyard.

The property is accessed on a private road leading directly to the typical L-shaped country house. The more recent section of the house features two owners' apartments set on the first floor, each with an independent entrance but with the possibility to be put together to make a single large habitation.

The ground floor contains, besides the boiler room, a spacious winery, a feature that will be appreciated by wine lovers.

The ancient section of the farmhouse exhibiting original brick walls has been thoroughly restored and converted into a welcoming agrotourism hospitality business.

The main entrance leads through an elegant porch directly into the breakfast room, a distinctive space converted from the former stable. The fine brick vaults give the room its unique atmosphere. On the ground floor guests can relax in the wellness area with a Finnish sauna. On the same floor there is a guest apartment consisting of a kitchen, a bedroom and a bathroom. All the rooms of the ground floor connect to the back garden which features a pool with panoramic vistas and an outdoor sitting area.

The property's distinctive charm is equally present on the first floor with a loggia and three bedrooms with private bathrooms. All rooms exhibit exposed wooden beams that underscore their rustic character. An inner staircase leads to two more rooms with private baths.

The property's land includes woods and pastures as well as a one-hectare vineyard growing Dolcetto, Nascetta and Nebbiolo vines.

The courtyard contains a small outbuilding used as a small distillery.

A unique opportunity to purchase an exclusive hospitality business in the distinctive Langhe countryside with their stunning views and outstanding potential.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Numero Stanze:	26
Camere:	10
Bagni:	9
Altitudine:	410 m s.l.m.
Posizione:	Isolato

Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Numero Di Piani:	2
Superficie Totale Mq:	1053
Superficie Abitabile Mq:	480
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Con riscaldamento
Accessibilità:	strada privata
Altre Caratteristiche:	Portico, Box auto, Posto auto, Cantina, Balconi, Terrazzo, Cortile, Piscina, Sauna, Antifurto, Wi-Fi, Giardino, Vigneto
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	94780
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Coltivazione agricola
Orientamento Terreno:	Sud
Autostrada:	19 km
Primo Centro Abitato:	3,5 km
Mare:	62 km
Aeroporto:	108 km
Stazione Treni:	26 km
Piste Sci:	47 km

