



Rif: DGL249

Detached House with Large Garden for Sale in Dogliani, in the Langhe

Euro 250000



Dogliani

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A short distance from Dogliani, in a peaceful setting surrounded by greenery, we offer for sale a charming detached house with over 2,000 sqm of private garden, an ideal property for those wishing to enjoy the tranquillity of the Piedmont countryside while remaining close to services and amenities.

This house represents an interesting opportunity for anyone looking for a property for sale in the Langhe, a second home in Piedmont, or a private residence immersed in nature.

The large plot of land, fully fenced and mostly flat, offers plenty of space for outdoor living and also provides the possibility of building a swimming pool, further enhancing the outdoor areas.

The house

The property is arranged over several levels and offers spacious, welcoming rooms featuring elements typical of the Piedmont tradition.

On the ground floor there is a large and bright living room with a working fireplace, a kitchen with dining area, and a bathroom. A charming covered porch completes this level, ideal for outdoor dining and relaxing moments.

On the semi-basement level there is a characteristic cellar with beautiful exposed brick barrel vaults, a fascinating space that recalls the traditional houses of the Langhe.

The first floor accommodates four spacious bedrooms, one of which has access to a large terrace, as well as a second bathroom.

The layout makes the property suitable both as a main residence and as a holiday home or second home in the Langhe.

Renovations and features

The property has undergone several maintenance and improvement works over the years, ensuring good functionality and care. An underground drainage system has been installed. The heating system

is powered by LPG with a condensing boiler and solar thermal panel, and can also be controlled remotely through Netatmo thermostats connected to Wi-Fi.

The property also includes a septic tank, a practical tool shed, a barbecue area, and a completely renovated and insulated roof, with a large attic space that could potentially be used.

The windows, replaced in 2018, are double-glazed and fitted with mosquito screens, while the interiors were repainted in 2024.

The house is also equipped with a refrigerator, dishwasher, oven and washing machine, all recently replaced.

Additional features include a well with electric pump, a large cellar with charming exposed brick barrel vaults, and a fully functional fireplace that creates a warm and welcoming atmosphere in the living room.

The property is sold furnished, except for some furniture and personal belongings that the owners reserve the right to keep and which will be specified during negotiations. A BBell Wi-Fi connection is also available.

Outdoor spaces

One of the property's main strengths is certainly the private garden of over 2,000 sqm.

The fully fenced outdoor area ensures privacy and tranquillity and is large enough to create a true private relaxation area, with the possibility of installing a swimming pool.

The property also includes an outbuilding used as a garage/storage building, as well as an outdoor barbecue area.

The shed already contains several useful tools for garden maintenance.

Living in Dogliani, in the heart of the Langhe

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	4
Bagni:	2
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud-est
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	280

Superficie Abitabile Mq:	180
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Riscaldamento autonomo
Accessibilit�:	strada asfaltata
Altre Caratteristiche:	Portico, Box auto, Posto auto, Cantina, Terrazzo, Caminetto, Wi-Fi, Pozzo, Giardino
Opportunit� Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	2233
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud-est
Autostrada:	16 km
Primo Centro Abitato:	2,6
Mare:	81
Aeroporto:	107
Stazione Treni:	23
Piste Sci:	55
Locali:	9
Numero Di Piani:	2

