



Rif: DGL246

Renovated Independent Piedmont Farmhouse in the Langhe

Euro 369000

 **Dogliani**

In the heart of the **Langhe region of Piedmont**, a UNESCO World Heritage landscape famous for its **rolling hills, vineyards and historic villages**, you will find this **beautifully renovated independent farmhouse**.

Located **just 1 km from the charming town of Dogliani**, the property offers a rare combination of **privacy, tranquility and easy access to amenities**. It is an ideal home as a **primary residence, holiday home in the Langhe, or investment property**.

Authentic charm with modern comfort

This **traditional Piedmontese farmhouse** has been carefully renovated by the current owners, preserving the authentic character of the property.

Original **stone walls, natural stone elements and traditional architectural details** reflect the rural history of the house, while modern upgrades provide **comfort, efficiency and immediate livability**.

The property is **ready to move into**, with no renovation work required.

Layout

The house offers spacious and bright living areas:

- **Large living and dining room with fireplace**, perfect for entertaining
- **Two kitchens**, ideal for cooking enthusiasts or creating a guest area
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Three spacious bedrooms with views over the surrounding countryside

- **Two modern bathrooms**
- **Garage** with space for a car, bicycles and storage

Private land with garden and vineyard potential

The property includes approximately **1,3 ha of private land**, perfect for:

- a landscaped garden
- outdoor terrace
- vegetable garden
- even a **small private vineyard**

A wonderful space to enjoy outdoor living surrounded by the Langhe landscape.

Location – peace and accessibility

The farmhouse enjoys a **quiet and private position with no immediate neighbors**, ensuring maximum peace and privacy.

At the same time, the **center of Dogliani is only a short walk away**, offering restaurants, wine bars, shops and local markets.

The location is perfect for exploring the Langhe area, including:

- Barolo
- Alba
-

Asti

- Turin
- the **Alps** and the **Liguria coast**

A region loved by **wine lovers, cyclists, hikers and food enthusiasts**.

Key features

- ? Fully **renovated Piedmont farmhouse**
- ? **Move-in ready** property
- ? **Quiet and private location**
- ? **Walking distance to Dogliani**
- ? Ideal as **holiday home in the Langhe**
- ? Excellent **investment opportunity**
- ? Suitable for **B&B or tourist rental**

Your home in the Langhe

If you dream of **long summers among vineyards and rolling hills**, a **charming countryside home in Piedmont**, or a property with **tourism potential**, this farmhouse is a unique opportunity.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	3
Bagni:	2
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Ovest
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Numero Di Piani:	2
Superficie Abitabile Mq:	180
Classe Energetica:	G
Tipo Di Riscaldamento:	Con riscaldamento

Altre Caratteristiche:	Portico, Box auto multiplo, Posto auto, Balconi, Terrazzo, Giardino
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	12864
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Prato
Orientamento Terreno:	Nord

