**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
- **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 Luminosita:** | Molto luminoso |
| **Grado Di Silenziosita:** | Silenzioso |
| **Utenze:** | Acqua, Elettricità, Gas |
| **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

**Numero Di Piani:** 2