

**Rif: DGL239**

Spacious farmhouse in a small hamlet

Euro 115000**Dogliani**

Large farmhouse for sale in the heart of the Langhe – just minutes from Dogliani

In a small and quiet hillside hamlet, a short distance from the charming historic center of Dogliani, home of the renowned Dolcetto DOCG wine, we offer for sale a spacious farmhouse with additional buildings, terrace, and private land.

The portion for sale is the central unit of a complex consisting of three residential properties. It is also possible to create a new front access road, eliminating rights of way through the courtyard and ensuring completely independent entrances for each home, with the possibility to fence and personalize the outdoor space.

The property is arranged over two floors above ground and includes:

Ground floor: large garage, woodshed, storage room with boiler room, living room and kitchen.

First floor: four bedrooms, two bathrooms, and a hallway. Three bedrooms have direct access to the balcony and to a large covered terrace, ideal for relaxing moments with views of the surrounding countryside.

Basement level: large cellar with stone vaulted ceilings.

Completing the property are a large warehouse building, a second woodshed, and a former stable with hayloft above, offering additional potential for renovation. The property also includes approximately 4,700 sqm of land, part of which was once planted with vineyards, ideal for those who wish to restore it or simply enjoy green open spaces.

Condition and potential

The property is structurally in good condition but requires renovation work (systems, windows, and finishes) to fully enhance its potential. The generous dimensions, auxiliary spaces, and layout make it ideal as a large private residence.

Dogliani: charm, wine and landscape

Dogliani is one of the most authentic villages in the Langhe, internationally known for its winemaking tradition, especially for Dolcetto, which is produced here with character and elegance. The town offers

all essential services, a rich calendar of food, wine and cultural events, and a beautiful natural setting. The surrounding hills are part of the UNESCO World Heritage landscape, ideal for those seeking a peaceful oasis without giving up beauty and quality of life.

Additional opportunity

There is also the possibility to purchase the adjacent portion of the property, further expanding the potential of the complex.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Bagni:	2
Posizione:	In borgata
Indipendenza Sui Lati:	Su 2 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	540 mq
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Senza riscaldamento
Altre Caratteristiche:	Portico, Box auto, Posto auto, Cantina, Fienile, Balconi, Terrazzo, Cortile, Giardino
Terreno Mq:	4274
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Nord
Locali:	11
Numero Stanze:	4
Numero Di Piani:	2

