

**Rif: DGL241**

Spacious farmhouse with panoramic views of Dogliani and the Alps

Euro 183000**Dogliani**

In Dogliani, in a small and peaceful panoramic hamlet with beautiful views over the town, the gentle **Langhe hills** and the **Alpine arc**, we offer for sale a **large traditional farmhouse** with approximately **1.5 hectares of land**.

The property consists of a **residential section of over 300 sqm** and several additional buildings currently used as **storage rooms, stables, barn, garage and sheds**. Although some of the structures are in good structural condition, the buildings require a **complete renovation**, which offers extensive possibilities for customization thanks to the generous size of the property.

Part of the buildings currently used as service areas could easily be **converted into additional living space**, increasing the residential surface or creating **independent apartments**. This feature makes the property particularly attractive for those wishing to start a **tourism or hospitality business**, such as an **agriturismo, bed & breakfast, holiday rentals or an event venue**.

The land, partly flat, also offers enough space to build a **swimming pool, relaxation areas, gardens, or guest facilities**, further enhancing the property's hospitality potential.

Thanks to its **panoramic position and beautiful landscape**, this property represents an ideal opportunity for those looking for a **life project or investment in the heart of the Langhe**, a UNESCO-listed wine region.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Camere:	6
Bagni:	2
Posizione:	In borgata
Indipendenza Sui Lati:	Su 3 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:	720 mq
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Senza riscaldamento
Altre Caratteristiche:	Portico, Box auto, Posto auto, Cantina, Fienile, Stalla, Balconi, Terrazzo, Cortile, Pozzo, Giardino
Opportunita Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	15591 mq
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Nord
Autostrada:	16
Primo Centro Abitato:	km
Mare:	81 km
Aereoporto:	106 km
Locali:	15
Numero Di Piani:	2

