

**Rif: MNG009**

Piedmontese countryhouse in the Langhe with Pool and Panoramic Vineyard Views

Euro 745000**Mango**

Nestled between the historic villages of Neive and Mango, amidst the silence of the UNESCO World Heritage hills, stands this typical Piedmontese farmhouse. It is a residence where architectural tradition meets modern comfort, offering an exclusive space for those wishing to live in the heart of one of the world's most sought-after regions. The true added value of the property is the stunning infinity pool (10x5m): a blade of water overlooking the orderly rows of vineyards, offering spectacular daily sunsets that tint the horizon in gold.

A Territory of Prestige and Tradition

The property is situated in a strategic location of absolute real estate value:

- **Location:** Minutes away from Neive, listed among the "Most Beautiful Villages in Italy," and Mango, dominated by the castle housing the Regional Enoteca.
- **Gastronomic Heritage:** Buying here means being at the epicenter of world enogastronomy, home to great red wines (Barolo and Barbaresco), the precious White Truffle of Alba, and the renowned Tonda Gentile hazelnut.
- **A Landscape to Experience:** The surrounding area offers an unparalleled quality of life, with an infinite network of trekking paths, e-bike trails through the vineyards, and historic hamlets that retain their authentic charm.

Architecture and Versatile Spaces

The farmhouse, characterized by the typical "L" shape, has undergone a meticulous renovation:

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Ground Floor: The living area is the heart of the home, featuring a kitchen, dining room, and a cozy lounge. It also includes a bedroom with an en suite bathroom for maximum privacy, along with a laundry room, utility rooms, storage, and a double garage.

- **First Floor:** A dramatic space converted from the old barn, with a high-ceilinged lounge and warm exposed wooden beams. This floor is completed by three more bedrooms and two bathrooms.
- **Independence:** The external staircase allows independent access to the first floor. This architectural detail makes the property extremely versatile: perfect as a prestigious private residence, a two-family solution, or as a charming B&B for the international luxury tourism market.

Outdoors and Sustainability The property is surrounded by a park of approximately 6000 sqm. The land alternates between a meticulously manicured garden, gravel paths, and natural shaded areas. The building is equipped with modern technological solutions, including a 6 kW photovoltaic system and LPG heating. This farmhouse is not just a property, but a secure investment in one of Italy's most iconic landscapes

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	4
Bagni:	3
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Est
Grado Di Luminosità:	Normale
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	412
Superficie Abitabile Mq:	250 mq
Classe Energetica:	E 261,36 kWh/mq anno
Tipo Di Riscaldamento:	Con riscaldamento
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Box auto multiplo, Posto auto, Balconi, Cortile, Piscina, Wi-Fi, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	6642 mq
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Bosco
Orientamento Terreno:	Sud-est

Autostrada:	11 km
Primo Centro Abitato:	3 km
Mare:	80 km
Aereoporto:	85 km
Piste Sci:	80 km
Locali:	9
Numero Di Piani:	2

