



Rif: MNG012

Nestled among vineyards: Ideal property as a private residence or B&B

Euro 450000



Mango

Immersed in the heart of the Langhe hills, in a small and peaceful hamlet surrounded by vineyards, we offer for sale this interesting property consisting of three buildings, ideal both as a private residence and as a hospitality facility or holiday home.

The property enjoys an extremely panoramic position, with splendid views over the rolling hills—a UNESCO World Heritage site—and the Alpine arc standing out on the horizon. A setting of great charm, characterized by tranquility, nature, and landscapes that change color with every season.

The municipality of Mango is one of the most appreciated villages of the Alta Langa, famous for its Moscato vineyards, its proximity to renowned locations such as Alba and Barbaresco, and for the splendid food, wine, and nature trails that make this area one of the most sought-after destinations in Piedmont.

The main building, used as a dwelling and free on three sides, is in good general condition and is immediately habitable. The internal layout is as follows:

- **Ground floor:** entrance hall, cozy living room with fireplace, eat-in kitchen, dining room, bathroom, and stairwell.
- **First floor:** hallway, three bedrooms, all with access to the panoramic balcony, and a second bathroom.

Thanks to the current distribution of space, the house can easily be divided into two independent apartments, both served by the internal staircase, making it ideal also for two families or for a tourist-hospitality business.

In the basement, there are two large cellars. At the back of the house opens a large panoramic terrace, one of the most charming features of the property, from which you can enjoy an open view over the vineyard-covered hills of the Langhe and the mountains in the background: a unique setting, perfect for relaxing moments outdoors.

The property is completed by a second completely independent building, currently used as a warehouse, which offers interesting possibilities for transformation into a second living unit, and a third stone building, currently used as a warehouse and porch, which can also be renovated to expand the living spaces or to create rooms dedicated to hospitality.

The surrounding land of approximately 3,000 sqm guarantees privacy and ample outdoor space, also offering the possibility to build a panoramic swimming pool, further enhancing a property with great potential.

An ideal solution for those who wish to live surrounded by nature without giving up the convenience of services, or for those looking for an investment in one of the most prestigious and requested areas of the Langhe.

Possibility to purchase additional adjacent land.

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	3
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:	950
Superficie Abitabile Mq:	249
Tipo Di Riscaldamento:	Senza riscaldamento
Altre Caratteristiche:	Portico, Box auto, Posto auto, Cantina, Balconi, Terrazzo, Cortile, Caminetto, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	3000
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Prato
Orientamento Terreno:	Est
Autostrada:	18 km
Primo Centro Abitato:	1,8 km
Mare:	85 km
Aeroporto:	110 km
Piste Sci:	80 km
Locali:	10

Numero Di Piani: 2

