


Rif: MNG013

Large farmhouse with vineyards, annex and over 3 hectares of land, partly planted with vines, in Mango

Euro 650000



Mango

Immersed in the heart of the Langhe hills, among Moscato vineyards and in a panoramic position, we offer for sale a large farmhouse with an annex and over 3 hectares of land, enjoying splendid views over the surrounding hills and the picturesque village of Mango.

Mango is one of the most charming villages in the Moscato wine-growing area: a hilltop village surrounded by vineyards, known for its Busca Castle, home to the Regional Enoteca Colline del Moscato d'Asti. It lies in an area where winegrowing, landscape and gastronomic traditions are major attractions for visitors. The area also offers walking routes through nature and vineyards, such as the Gnomovia di Mango, as well as numerous opportunities to discover the local wine culture.

Thanks to its generous dimensions, panoramic position and extensive agricultural land, the property is particularly interesting both for those looking to create a prestigious private residence surrounded by nature and for investors interested in the tourism and hospitality sector, for example by developing a charming accommodation facility, agriturismo or hospitality business connected with the local territory and wine culture.

The main building is arranged over two floors.

The ground floor comprises three garages, a large storage room and boiler room, as well as two unfinished rooms that could be converted into additional living spaces. There is also another storage room featuring an ancient crutin with a well, a particularly interesting element and a testimony to the traditional rural architecture of the Langhe.

The first floor currently houses an apartment comprising a kitchen, three bedrooms, a bathroom and a large panoramic terrace, ideal for enjoying views over the surrounding hills and vineyards. On the same level, there is an additional unfinished area with independent access, offering the possibility of creating a second living unit or additional bedrooms and spaces for hospitality purposes.

The property is completed by a charming annex with a porch, which could be used as an independent guest house, studio, guest accommodation or as a complementary structure for a potential hospitality business.

The outdoor areas are particularly attractive, with extensive green spaces and an open, panoramic setting. The layout of the land also makes it possible to consider the construction of a swimming pool,

creating an ideal area for relaxation and further enhancing the property.

A large part of the land is currently planted with Moscato vines, placing the farmhouse within the typical wine-growing landscape of the hills around Mango and the Moscato Langhe, an area renowned for its strong connection between landscape, viticulture and outstanding wine production.

A property offering great potential, where generous spaces, land, vineyards, panoramic views and transformation opportunities come together, offering a variety of possible uses in one of the most fascinating areas of the Langhe.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Camere:	3
Bagni:	1
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 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:	510
Superficie Abitabile Mq:	357
Classe Energetica:	G 353,17 kWh/mq anno
Tipo Di Riscaldamento:	A legna
Altre Caratteristiche:	Portico, Box auto multiplo, Posto auto, Cantina, Balconi, Terrazzo, Cortile, Pozzo, Giardino, Vigneto
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	31908
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Coltivazione agricola
Orientamento Terreno:	Sud
Autostrada:	17 km
Primo Centro Abitato:	1 km
Mare:	74 km
Aeroporto:	90 km
Locali:	9
Numero Di Piani:	2

