

**Rif: DGL178****Farmhouse with 1 ha of land
within walking distance of the
center of Dogliani****Euro 240000****Dogliani**

A short walk from the center of Dogliani (one of the Langhe municipalities), on the road leading to the old village, large farmhouse with land.

The building, formerly a monastery, which over the years has been converted into housing.

On the ground floor in addition to the cellar rooms, a former stable and two clearing rooms is an old bakery where in the past the owners used to bake bread for local residents.

The property is divided into two independent apartments:

on the second floor is the larger apartment that includes a kitchen with a dining room, living room with access to a balcony, two bedrooms, a bathroom with a bathtub, and a large terrace from which there is access to the garden;

the second apartment is attic and includes a terrace with a panoramic view, an open space with a hallway, kitchen and living area, a hallway, a bedroom, and a bathroom.

The renovation was about 10 years ago.

The property's land in front of the house is used partly as a garden, partly as a small hazel grove, orchard and vegetable garden, and the remaining part is semi-planted lawn and has been dedicated to the owner's horses.

The outdoor spaces enjoy complete privacy and despite being in the town center you are completely immersed in nature where you can spend pleasant moments in the warm season.

On the land there are two low buildings used as tool sheds.

Given the size of the building and the land, we believe that this property could be interesting for those who would like to start a small agritourism business, but at the same time not to move away from the conveniences that village life offers

DETTAGLI IMMOBILE:

Stato Immobile:	Nuovo
Camere:	3
Bagni:	2
Altitudine:	274
Posizione:	Isolato
Indipendenza Sui Lati:	Su 1 lato
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Nord
Grado Di Luminosita:	Poco luminoso

Grado Di Silenziosita:	Rumoroso
Utenze:	Gas
Superficie Totale Mq:	494
Superficie Abitabile Mq:	280
Classe Energetica:	in progress
Tipo Di Riscaldamento:	A gas
Accessibilita:	paved road
Opportunita Turistiche In Zona:	Trekking, Mountain-bike
Terreno Mq:	11295
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Bosco
Orientamento Terreno:	Nord
Autostrada:	16 km Carrù
Primo Centro Abitato:	22 km Mondovi
Mare:	81 km Savona
Aereoporto:	107 km Turin
Stazione Treni:	23 km Bra
Piste Sci:	55 km Mondolè Ski
Numero Stanze:	8

