


Rif: DGL156
**Ownership of two buildings with
22 ha of land**
Euro 600000

Dogliani

Property with almost 22 hectares of land and 4 buildings a few hundred meters from the center of Dogliani, with excellent exposure, suitable for cultivation of vineyards, hazelnuts or other.

We are facing a unique opportunity of its kind, for extension and landscape value.

The land, divided into 3 separate bodies, but very close to each other, includes cultivable parts (15.5 ha) and forest parts (6.2 ha), the prevailing exposure is south and the altitude starts from 275 m to reach about 400 m, with not excessive slopes.

Note that the forest is rich in centuries-old plants and is a place where the delicious white truffle of Alba can usually be found.

This land is naturally suited to the cultivation of vineyards, particularly Dogliani DOCG, derived from the vinification of Dolcetto grapes. Much of this land, in fact, used to be cultivated with vineyards, but it also lends itself very well to other crops, for example, the highly sought-after PGI Piedmont hazelnuts, the cultivation of which is particularly profitable today.

Four buildings insist within the land.

One, of considerable size (about 580 sq. m. in area, spread over 3 floors) has undergone structural work, has interesting traditional architectural motifs, and is in need of interior remodeling).

The other 3 (one of them is an old church) are in the state of ruins, but allow for new building.

As a whole, the property represents a very interesting opportunity for the establishment of a farm and/or tourism business (agritourism, B&B): we are close to the UNESCO area of the Barolo vineyards, about 70 km from the Ligurian coast and 50 km from the ski slopes, 1 hour drive from Turin and about 2h 15' from Milan. Fractional sales may also be considered.

DETTAGLI IMMOBILE:

Stato Immobile:	For renovation
Altitudine:	350 m a.s.l.
Posizione:	Near built-up area
Indipendenza Sui Lati:	On 4 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	South
Grado Di Luminosità:	Very bright
Grado Di Silenziosità:	Silent
Utenze:	Water, Electricity

Materiali Di Facciata:	Stone, brick
Superficie Totale Mq:	2000
Classe Energetica:	in progress
Tipo Di Riscaldamento:	Without heating
Accessibilit�:	Paved municipal road
Altre Caratteristiche:	Park, Well, Balconies, Winery, Parking space
Opportunit� Turistiche In Zona:	Food and wine, Mountain-bike, Trekking, Riding, Golf courses
Terreno Mq:	217000
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Agricultural cultivation
Orientamento Terreno:	South
Autostrada:	15 km Cherasco
Primo Centro Abitato:	1600 m Dogliani
Mare:	67 km Savona
Aeroporto:	90 km Turin
Stazione Treni:	20 km Bra
Piste Sci:	49 km Mondol� ski
Numero Stanze:	25

