



Rif: DGL156

Property with 20 Hectares of Land and Buildings Within Walking Distance of Dogliani Town Centre

Euro 710000



Dogliani

Property comprising almost 20 hectares of land and buildings located just a few hundred metres from the centre of Dogliani, enjoying excellent sun exposure and suitable for vineyards, hazelnut groves or other agricultural crops.

This is a rare opportunity in terms of both the size of the estate and its outstanding landscape value.

The land is divided into four separate plots, all located close to one another. It includes approximately 15.5 hectares of cultivable land and 6.2 hectares of woodland. The predominant exposure is south-facing, with elevations ranging from 275 to approximately 400 metres above sea level and generally moderate slopes.

The woodland is particularly noteworthy for its mature, centuries-old trees and for being an area where the prized Alba white truffle can commonly be found.

The land is naturally suited to viticulture, particularly the production of Dogliani DOCG wine, made from Dolcetto grapes.

Much of the land was previously planted with vineyards, but it is also highly suitable for other crops, including Piemonte IGP hazelnuts, which are currently in particularly high demand.

Two buildings are located within the estate.

The first is a substantial building with approximately 580 sqm of floor space distributed over three floors, together with an adjoining structure used as a covered portico, offering approximately 235 sqm over three floors. Structural work has already been carried out, including the complete replacement of the wooden roof. The building retains interesting traditional architectural features and requires modernisation of the interiors.

The second building is currently in a ruinous condition, but offers the possibility of new construction.

The property is divided into the following plots:

- **Plot 1:** 12.00 hectares
- **Plot 2:** 6.55 hectares, with potential building volume

- **Plot 3:** 0.80 hectares, with existing buildings
- **Plot 4:** 0.65 hectares, with potential building volume

As a whole, the estate represents an excellent opportunity for the development of an agricultural business and/or a tourism-related venture, such as a farmhouse holiday business or bed and breakfast.

The property lies close to the UNESCO-listed vineyard landscape of the Barolo wine region, approximately 70 km from the Ligurian coast and 50 km from the ski slopes. Turin is around one hour away by car, while Milan can be reached in approximately 2 hours and 15 minutes.

The possibility of purchasing individual plots can also be considered.

DETTAGLI IMMOBILE:

Stato Immobile:	Nuovo
Altitudine:	350 m a.s.l.
Posizione:	Isolato
Indipendenza Sui Lati:	Su 1 lato
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Nord
Grado Di Luminosità:	Poco luminoso
Grado Di Silenziosità:	Rumoroso
Materiali Di Facciata:	Stone, brick
Superficie Totale Mq:	2000
Classe Energetica:	in progress
Tipo Di Riscaldamento:	Senza riscaldamento
Accessibilità:	Paved municipal road
Opportunità Turistiche In Zona:	Trekking, Mountain-bike
Terreno Mq:	200000
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
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 Mondolè ski
Numero Stanze:	25

