

**Rif: DGL181****Partially renovated rustic house
with land****Euro 200000****Dogliani**

A few hundred meters from the center of Dogliani and you are already in the quiet, silence and scents of the Langhe countryside.

In a tiny hamlet, two buildings overlook the exclusive courtyard and are accessible by two entrances, closed by gates.

The main building, dating back to 1800, is on 3 floors and has an area of about 180 square meters per floor. The walls are made of stone, and interesting original architectural motifs typical of the period and local tradition are still present and well preserved, such as brick vaulted ceilings, terracotta floors, and fireplaces in almost every room. The structure is all in good condition, especially the roof was completely redone very few years ago. The interior is in need of renovation. The rooms are all generously sized

A porch with a barn, which is also structurally sound and has a basement level accessible from the municipal road, suitable for a garage, also faces the backyard.

Finally, also in the courtyard, there is a small building useful for tool storage.

The property's land covers about 1700 sq. m. in one body with the buildings, is slightly sloping, cultivated as a lawn, faces south and is suitable for a vegetable garden, garden or swimming pool.

Due to its size and location, this interesting property particularly lends itself to transformation into a small receptive structure (B&B, agritourism) to accommodate the increasingly numerous tourists attracted to the Langhe for the pleasantness of its territory, recently elected by UNESCO as a World Heritage Site, for its food and wine excellence (we are close to the Barolo area) and for its proximity to both the Ligurian Riviera and the ski slopes of the Maritime Alps.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1800
Stato Immobile:	Partially renovated
Camere:	6
Bagni:	1
Altitudine:	290
Posizione:	Near built-up area
Indipendenza Sui Lati:	On 3 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	South

Grado Di Luminosita:	Very bright
Utenze:	Phone, Water, Electricity
Materiali Di Facciata:	Stone
Superficie Totale Mq:	798
Superficie Abitabile Mq:	355
Tipo Di Riscaldamento:	Without heating
Accessibilita:	Paved municipal road
Altre Caratteristiche:	Well, Fireplace, Courtyard, Balconies, Barn, Barn, Winery, Parking space, Multiple car box, Portico
Opportunita Turistiche In Zona:	Food and wine, Mountain-bike, Trekking, Riding, Golf courses
Terreno Mq:	1756
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Meadow
Orientamento Terreno:	South
Autostrada:	14 Km A33 Cherasco
Primo Centro Abitato:	2 Km Dogliani
Mare:	77 Km Savona
Aereoporto:	88 Km Turin
Stazione Treni:	20 Km Bra
Piste Sci:	44 Km Mondolè Ski
Numero Stanze:	15

