


Rif: DGL181

Farmhouse for Renovation in the Langhe:

Euro 200000



Dogliani

Farmhouse for Renovation in the Langhe: Stone Property with Land in Dogliani

Just a short walk from the centre of Dogliani, in the heart of the Langhe hills, we offer for sale a **large farmhouse for renovation with private land**, ideal for anyone looking to buy a character property in Piedmont and create a bespoke country home or a tourism accommodation business.

Set in a small, peaceful hamlet, this traditional Piedmontese farmhouse offers the charm of historic rural architecture, generous interior spaces and a quiet countryside setting, while remaining close to all the main amenities.

The property comprises two main buildings, a small outbuilding, a private courtyard with two gated entrances, and approximately **1,700 sqm of land in one continuous plot**.

Traditional stone farmhouse to renovate

Dating back to the 19th century, the main building extends over three floors, each measuring approximately 180 sqm. Its generous dimensions and spacious rooms offer numerous possibilities for renovation and customisation.

The property retains interesting original architectural features typical of traditional farmhouses in the Langhe, including stone walls, vaulted brick ceilings, terracotta floors and fireplaces in almost every room.

One of the property's main advantages is the good condition of its structure. In particular, the roof was completely replaced a few years ago, while the interiors require renovation.

This **farmhouse for sale in Dogliani** is an interesting opportunity for buyers seeking a renovation project in the Langhe, with extensive floor space and traditional architectural details to restore and enhance.

Barn, covered porch and outbuildings

A second building overlooks the private courtyard and comprises a covered porch and a former hayloft. Its structure is also in sound condition. The semi-basement level, accessible directly from the municipal road, could potentially be used as a garage, subject to technical and planning approval.

A small additional building, ideal for storage or keeping garden tools and equipment, completes the property.

The presence of several buildings allows for different possible layouts and renovation projects, depending on the intended use and the relevant planning regulations.

Private south-facing land

The approximately 1,700 sqm plot extends around the buildings as one continuous area. Slightly sloping and mainly laid to grass, it benefits from a south-facing aspect that enhances the natural light throughout the outdoor spaces.

The land could be landscaped as a garden, used for a vegetable patch or potentially accommodate a swimming pool, subject to feasibility checks. The private courtyard and two gated entrances provide additional practical advantages.

Farmhouse in the Langhe with potential for a B&B or holiday rental

Thanks to its generous dimensions, several buildings and proximity to the centre of Dogliani, this property could also be suitable for a tourism accommodation project.

The buildings could be considered for conversion into a **B&B in the Langhe, a holiday home or a small guest accommodation business**, subject to the necessary permits and planning approval.

Dogliani is well known for its Dolcetto di Dogliani DOCG wine, food and wine traditions, and strategic position among the rolling hills of the Langhe. The vineyard landscapes of the area are recognised as a UNESCO World Heritage Site and attract visitors from Italy and abroad throughout the year.

The location provides easy access to historic villages, wineries, vineyards and scenic routes, as well as other renowned destinations in the Langhe and nearby Monferrato. The wider area also offers opportunities for trips to the Ligurian Riviera and the mountains of the Maritime Alps.

An opportunity for buyers looking for a farmhouse to renovate in Piedmont

If you are searching for a **farmhouse for renovation in the Langhe**, a traditional stone farmhouse with land or an old country property to restore near Dogliani, this property is worth considering for its

generous dimensions, original architectural features and potential for redevelopment.

It could be an ideal option for those dreaming of a spacious country home in the Langhe or considering an investment project in an area celebrated for its landscape, wines and food tourism.

Contact us for further information or to arrange a viewing.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1800
Stato Immobile:	Nuovo
Camere:	6
Bagni:	1
Altitudine:	290
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
Materiali Di Facciata:	Stone
Superficie Totale Mq:	798
Superficie Abitabile Mq:	355
Tipo Di Riscaldamento:	Senza riscaldamento
Accessibilita:	Paved municipal road
Altre Caratteristiche:	Portico
Opportunita Turistiche In Zona:	Trekking, Mountain-bike
Terreno Mq:	1756
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

