

**Rif: DGL229**

Rustic House to Renovate with Over 1 Hectare of Land

Euro 40000

Rustic retreat with panoramic views of Dogliani and the Alps – an authentic refuge in the heart of the Langhe

In a small, quiet hamlet just a few minutes from the center of Dogliani, we offer for sale a rustic house to renovate with extraordinary potential.

Dogliani is a lively Piedmontese town famous for Dolcetto di Dogliani DOCG. The village boasts a long wine-making tradition, weekly markets, typical restaurants, and cultural events linked to the territory. Elegant architecture and a welcoming atmosphere make Dogliani an ideal place to live or spend leisure time.

The house, the last portion of the hamlet, is adjacent to another property but is not burdened by right-of-way easements, ensuring total privacy.

The location is the true highlight: from the garden, you can enjoy a beautiful panorama encompassing Dogliani, the gentle hills of the Langhe, and, on clear days, the Alpine range. A place where time seems to slow down and nature sets the rhythm.

The property includes approximately 11,000 sqm of land, divided between garden and woodland, ideal for those seeking green spaces, tranquility, and direct contact with nature.

The building is already connected to water and electricity, making future renovation simpler and more accessible.

A perfect solution for anyone dreaming of creating a custom home in the Langhe, in an authentic and evocative setting, just minutes from the conveniences offered by the village.

DETTAGLI IMMOBILE:

Stato Immobile:	Rudere
Posizione:	In borgata
Indipendenza Sui Lati:	Su 3 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud-ovest

Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	180 mq
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Senza riscaldamento
Altre Caratteristiche:	Portico, Posto auto, Cantina, Stalla, Terrazzo, Cortile, Giardino
Opportunita Turistiche In Zona:	Equitazione, Trekking, Mountain-bike
Terreno Mq:	11317 mq
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud-ovest
Autostrada:	17 km
Primo Centro Abitato:	3 km
Mare:	87 km
Aereoporto:	105 km
Piste Sci:	53 km
Locali:	5
Numero Di Piani:	2

