

**Rif: DGL245****Panoramic country house in the heart of the vineyards of Dogliani****Euro 195000****Dogliani**

In a dominant position, surrounded by the renowned Dolcetto vineyards of Dogliani, we offer a characteristic rustic house to be renovated with an unparalleled view over the entire Alpine arc – from Monviso to Rocciamelone and up to Monte Rosa – as well as over the gentle hills of the Langhe, where the charming villages of Novello and Monforte d'Alba stand out.

The property includes a building arranged on two levels:

Ground floor: three rooms with direct access to the garden.

First floor: two bedrooms, hallway, bathroom and a panoramic terrace, ideal for enjoying sunsets over the vineyards.

A 20% volume expansion is permitted, offering the possibility to customize the spaces according to personal needs, whether as a private residence, holiday home or a small countryside relais.

The private land extends over approximately 4,000 sqm, perfect for ensuring maximum privacy and fully enjoying the authentic atmosphere of the Langhe.

Connections to the water network and electricity are already available, facilitating renovation works.

A rare opportunity in a setting of outstanding natural and scenic value: the ideal place for those seeking a retreat among vineyards, silence and endless views.

DETTAGLI IMMOBILE:

Stato Immobile:	Rudere
Camere:	2
Bagni:	1
Altitudine:	474 m s.l.m.
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso

Grado Di Silenziosita:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	178
Superficie Abitabile Mq:	167
Classe Energetica:	G 230,01 kWh/mq anno
Tipo Di Riscaldamento:	Senza riscaldamento
Accessibilita:	strada sterrata
Altre Caratteristiche:	Portico, Balconi, Terrazzo, Cortile, Giardino
Opportunita Turistiche In Zona:	Trekking, Mountain-bike
Terreno Mq:	4074
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Ovest
Autostrada:	22 km
Primo Centro Abitato:	4,2 km
Locali:	6
Numero Di Piani:	2

