Piemonte

Dogliani

Ref. 6298: Detached farmhouse with character, comfort and privacy - within walking distance of Dogliani.
Asking Price: € 369.000



Description

Detached Piedmontese farmhouse with character, comfort and privacy within walking distance of Dogliani.

In the heart of the famous Langhe region, where rolling hills, vineyards and medieval villages define the landscape, lies this completely renovated detached farmhouse. Just one kilometre from the lively town of Dogliani, the capital of the Dolcetto whine. The property offers a rare combination of tranquillity, space and accessibility. A place where the charm of traditional Italy blends seamlessly with modern living comforts.

Authentic living with contemporary luxury

This characteristic Piedmont house was renovated with care and skill by the current owners a few years ago. The original character has been preserved: robust stone walls with natural stone parts and atmospheric details remind of the rural past. At the same time, the house is equipped with all modern conveniences, making it fully move-in ready.

Layout:

- Living/dining room with fireplace
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Two kitchens, ideal for those who love cooking and hospitality - for example, a living kitchen and a kitchen for a guest house

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Three spacious bedrooms, each with its own ambience and views of the surrounding countryside

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Two stylish bathrooms, equipped with modern sanitary facilities

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Garage with space for a car, bicycles and storage

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Land of approx. 13,000 m², with possibilities for a garden, terrace, vegetable garden or even a small vineyard

Location: tranquillity and accessibility in perfect balance

The property is situated in a quiet location, with no direct neighbours, guaranteeing maximum privacy. At the same time, the centre of Dogliani is just one kilometre away - a town known for its

Dolcetto wines, cosy squares, local markets and excellent restaurants.

Dogliani makes an ideal base for exploring the Langhe region, a UNESCO World Heritage Site loved by wine lovers, hikers, cyclists and foodies. Cities such as Barolo, Alba, Asti and, a little further afield, Turin are within easy reach, as are the Alps and the Ligurian coast.

What makes this house special:

- Fully renovated while retaining character
- Ready to move in – no renovation needed
- Quiet location with lots of privacy
- Within walking distance of amenities and culture
- Suitable as a second home, permanent residence or investment
- Also suitable as a B&B

Whether you dream of long summers under the Italian sun, a place to escape the hustle and bustle, or a property with potential for rental or B&B – this house offers it all!

Pictures















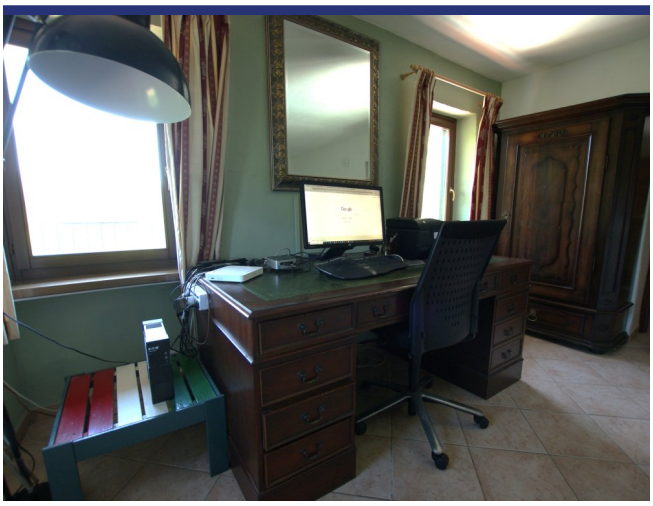














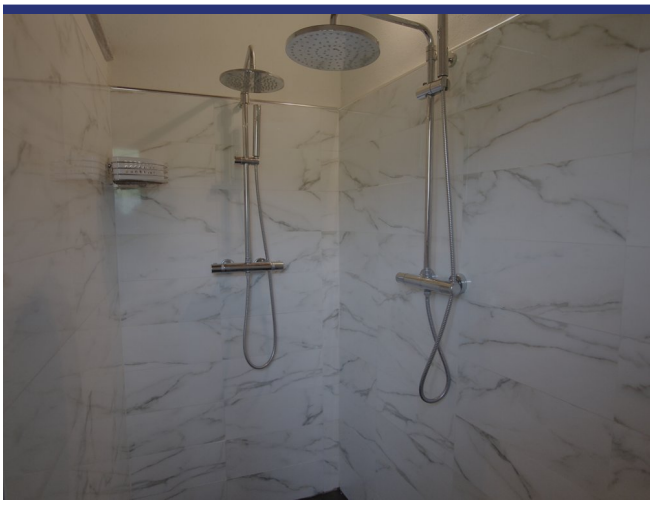


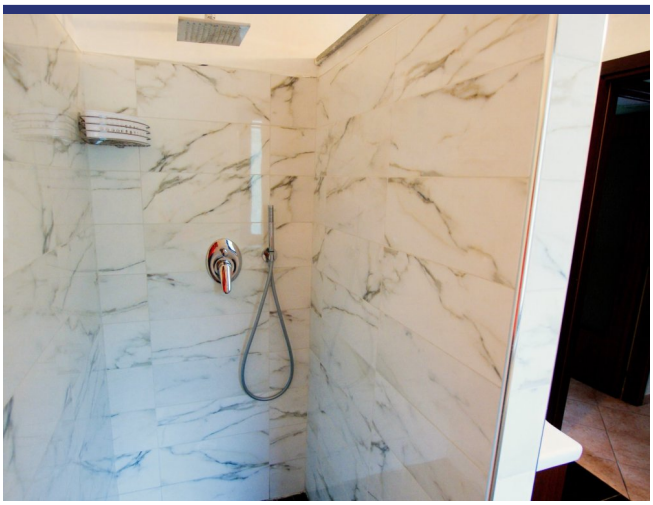














Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6298
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 68 km to Sea
- 1 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Yes
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 369.000

- Floorspace: 195 m^2
- SQM Plot: 12800 m^2
- Bedrooms: 3
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

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