Piemonte

Dogliani

Ref. 6245: Old restored farmhouse in the hills of the Langhe region
Asking Price: € 320.000



Description

In a picturesque hamlet in the municipality of Dogliani, immersed in the hilly countryside of the Langhe, a UNESCO heritage site, we offer for sale a beautiful, recently renovated farmhouse surrounded by 2,249 square metres of land with vineyards, fruit trees and a well-tended garden.

The property consists of two independent residential buildings:

1. Main building
Independent on three sides and level on the ground floor, this house offers cosy and well-finished rooms:

Living room with pellet stove

Liveable kitchen

Dining room

Modern bathroom

Two bedrooms, one with balcony

Large panoramic terrace, perfect for outdoor dining and relaxing with views of the hills and the Alps

The basement, also perfectly insulated, contains

Double carport

Laundry room

Basement

Thanks to excellent renovation, the house has double-glazed windows and efficient thermal insulation.

2. Second detached building
Fully self-contained, on two levels:

Ground floor: garage and one bedroom

First floor: second bedroom, kitchen, bathroom and panoramic balcony
There is an air conditioning system with hot/cold function.

Outdoor spaces
In the carefully maintained garden and surrounding grounds are some fruit trees and rows of Dolcetto vines, a typical enological expression of the area.

Pictures













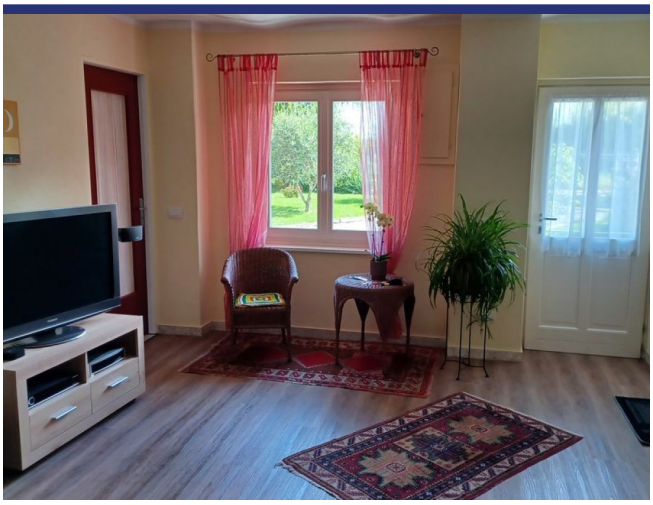




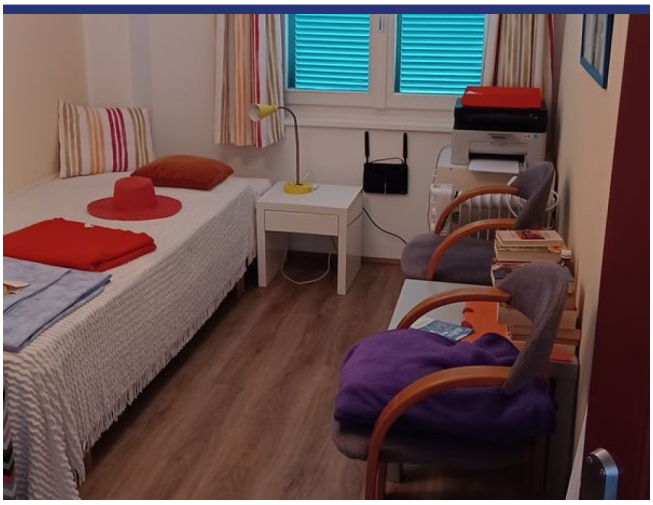








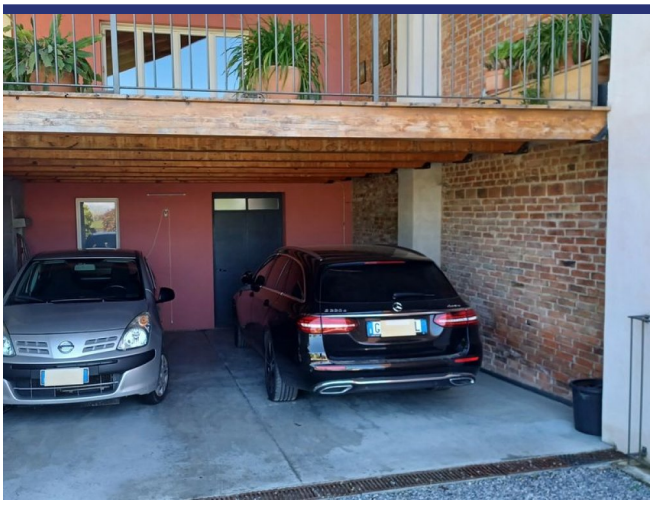


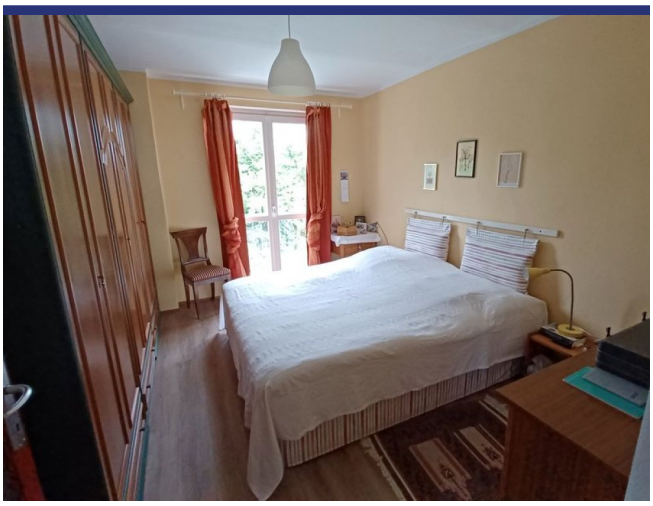
















Location & Details



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

- Reference: 6245
- Villa/Farmhouse
- Panoramic View
- 70 km to Sea
- 5 km to Village
- Garden
- Terrace
- Balcony
- Garage: Parking Space
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 320.000

- Floorspace: 249 m^2
- SQM Plot: 2250 m^2
- Bedrooms: 4
- Bathrooms: 2
- Rental Potential: Good
- Condition of the Property: Very good
- Status: Sold

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?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net

© ItaliaCasa. The information in this brochure has been compiled with the utmost care. However, it has an informative character and should only be regarded as an invitation to enter into negotiations. The contents of this information will not be legally binding in any way. ItaliaCasa is not liable for damages resulting from incorrect information or otherwise.