



E&V

Engel & Völkers

AGENCY — ALASSIO

DOGLIANI — PIEMONTE

## Magnificent estate nestled in the beautiful hills of Langhe

€ 2.600.000

PRICE

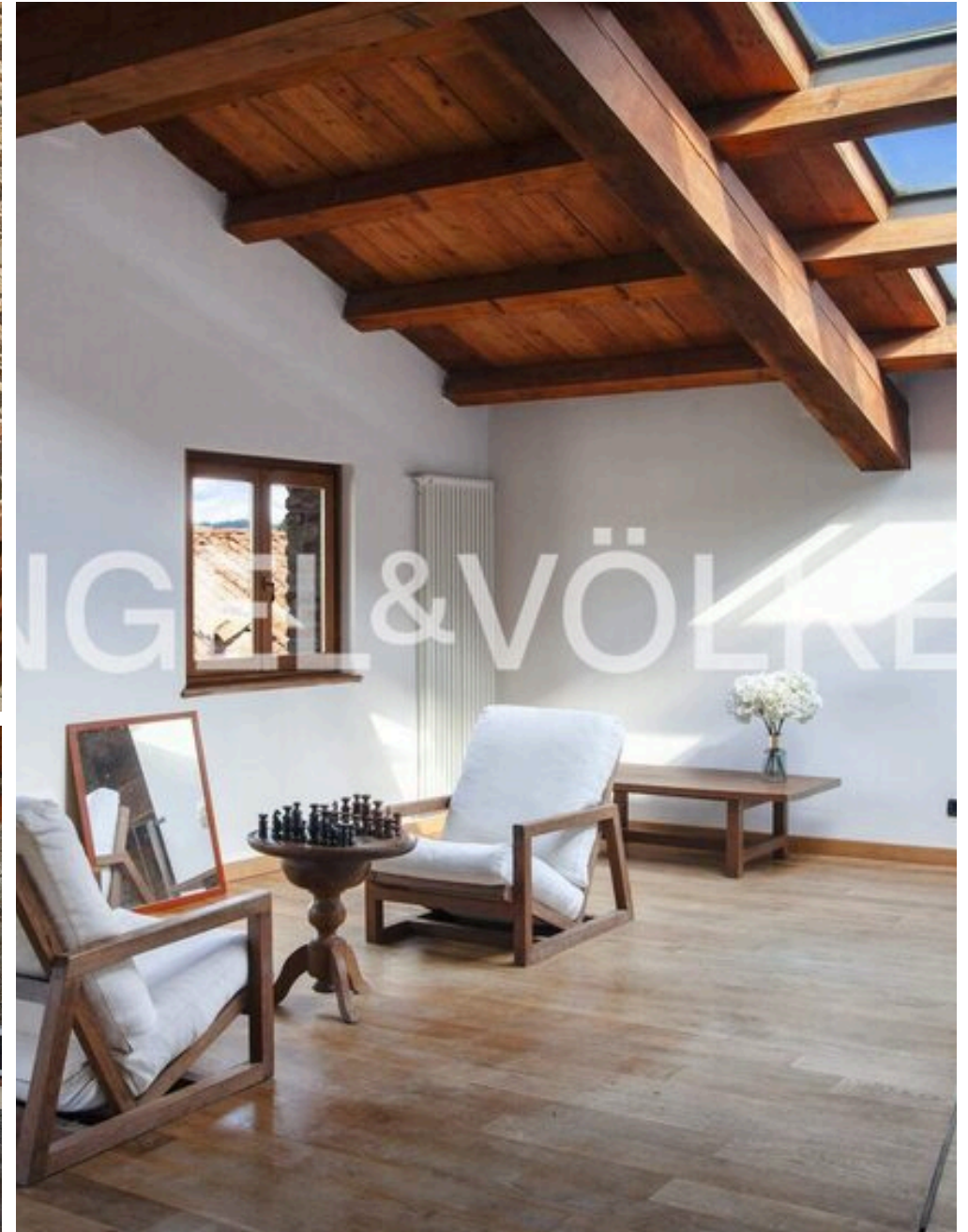
1100 m<sup>2</sup>

SQUARE METRES

5

ROOMS

# The Spaces



## DESCRIPTION

# Magnificent estate nestled in the beautiful hills of Langhe

The property stands on a hill overlooking a breathtaking panorama, nestled in the picturesque countryside of the Langhe, one of the most renowned places in Italy, recognized as a UNESCO heritage site and famous for its food and wine excellence. The marvelous estate, originally an independent hamlet positioned on a kettle surrounded by vast grounds, includes three buildings and land covering about 15 hectares. Of these, 2,5 hectares are dedicated to the production of the prized Dolcetto di Dogliani D.O.C.G., while 1,3 hectares are dedicated to Nebbiolo Langhe D.O.C., with another 5 hectares currently used as meadow and arable land, with the possibility of being converted to vineyards. The estate represents an absolutely unique property for its beauty, features and size, harmoniously unified in a single block accessible by a tree-lined driveway. Here, one can enjoy magical quiet and breathtaking views of the Langhe countryside. The buildings, located without neighbors or servants, are in the center of the surrounding grounds

and include two elegant main residences and a small detached house yet to be renovated. The first residence opens onto a cozy living area, featuring a bright living room with open kitchen overlooking a charming patio equipped with a barbecue area. Upstairs, there are four bedrooms, a study and two bathrooms, while the third floor houses a spacious attic with high beamed ceilings and a skylight, ideal for moments of conviviality and relaxation. The second residence, converted from an old farmhouse, includes six apartments of various sizes, some of which are lofted and equipped with fireplaces, all with kitchens and bathrooms. In addition, there is a two-level room with attached bathroom, a kitchen and a charming vaulted room used as a pantry. The unit also has a cellar with brick vaults and a covered outdoor courtyard. The buildings, unique in the area for their beauty and architectural consistency, have been restored following a conservative approach that favors the recovery of traditional materials of the area...

 **1100 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **8**  
BATHROOMS

 **€ 2.600.000**  
PRICE

## FEATURES



WIDE SPACES



CELLAR



GARDEN



INDEPENDENT



MORE THAN 5 ROOMS



**E&V**

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## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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