



Attractive new stone house (built in 2012) in a splendid panoramic position, equipped to a high standard, large living area with kitchen, dining and living room; separate guest apartment, summer kitchen, 12 x 4 m infinity swimming pool, sun terraces, easily-maintained grounds, garage

Near Dogliani

Floor Area: ~ 250 m²

Land: ~ 8000 m²

Bedrooms: 4

Bathrooms: 4.5

Reference: **P461**

Price: **675,000 EURO** + 3.66% commission (incl. IVA)

Location

This exquisite hillside property is located in the **Alta Langa** region, south of the small wine town of **Dogliani** and on the edge of a small hamlet, amid a picturesque landscape presents that is undisturbed by intensive agricultural activity. Good restaurants and shopping facilities can be reached within 15 minutes by car, while Dogliani itself, a well-known center of wine production, as well as the nearest motorway connection are both 20 to 30 minutes away.

The international airports of **Milan**, **Turin** and **Genoa**, as well as the beaches of the Ligurian Riviera and the ski resorts of the Western Alps, are about a 60 to 90 minute drive away.

The Stone House

The stone house was built using high-quality materials in 2012 on the side of a hill. All the rooms have outside access, are south-facing and have lots of light. The facade incorporates *Luserna* stone, the traditional stone of the Langhe. Solar collectors and electronically-controlled sun shades ensure energy efficiency and comfort, while the interior design is both timeless and practical.

Accommodation

Ground Floor

The ground floor contains a large room divided into living, dining and kitchen areas - it has six large glass doors that provide access to the terrace outside. In the center of the room, a freestanding rotatable wood-burning stove provides additional cozy warmth during the cooler seasons.

The ground floor also has a small utility room, a guest bathroom, and a staircase leading to the first floor.

First Floor

The first floor has 3 bedrooms, each with a private bathroom, and all windows are fitted with protective insect screens. The bathroom of the largest of the three bedrooms, the master suite, is equipped with a bathtub and a bidet.

Two of the three bedrooms have access to a large balcony with a fantastic view.

Services: mains water, electricity, underfloor heating, solar panels, internet, GPL-tank

The Outdoor Area & Swimming Pool

The outdoor area, designed to ensure maximum usability and minimum maintenance, features two large sheltered terraces on different levels: situated on a protected south-facing slope, they can be used all-year-round.

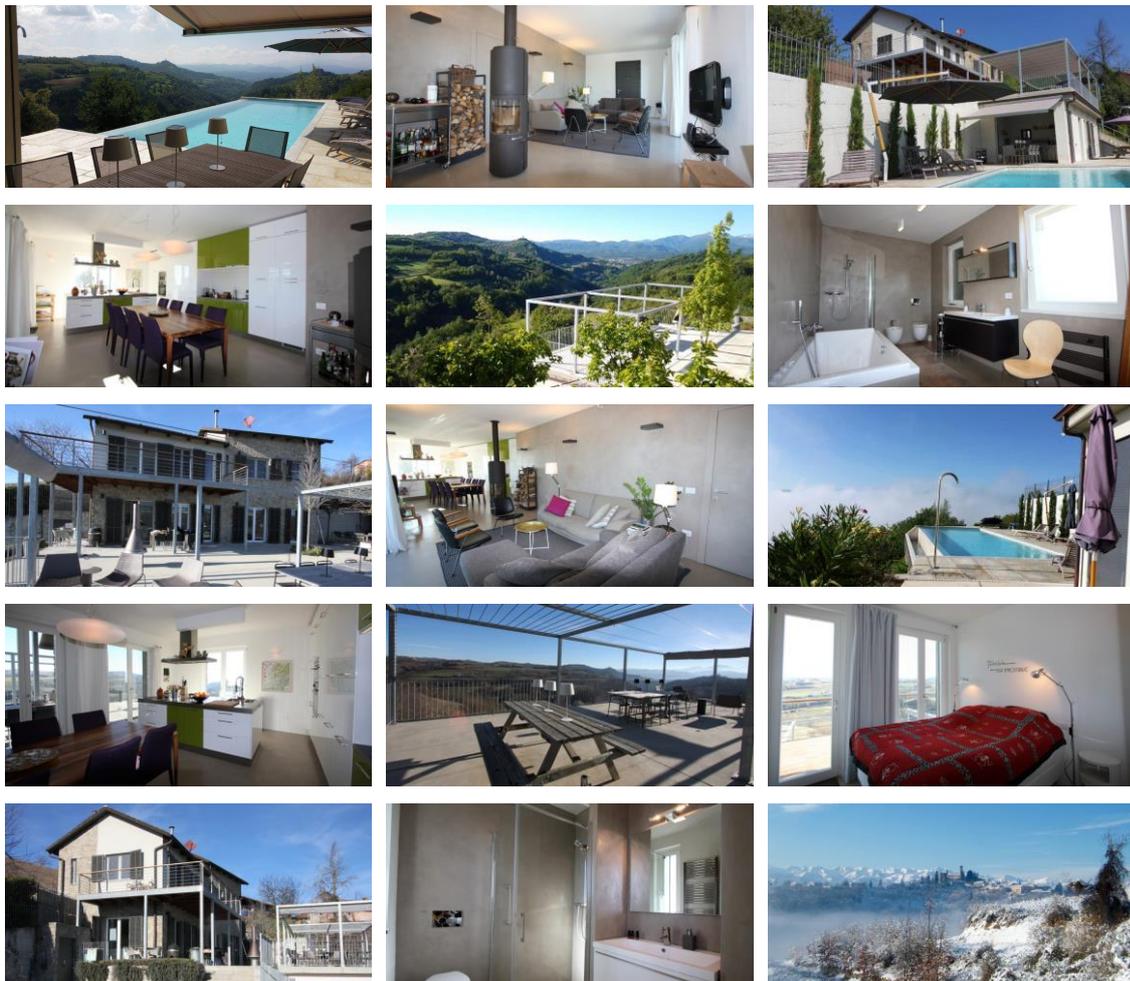
The upper terrace in front of the house is divided into shaded and non-shaded seating areas. The large designer grill, with smoke exhaust, is not only practical, but also attractive. To the side of the house is a large private car park for several vehicles: the property also includes a garage, located in another building in the nearby borgo.

On the lower terrace, reached via an external staircase, a highlight of the property is the stylish 12 x 4 meter infinity swimming pool, which seems to float above the beautiful surrounding landscape.

The Guest Apartment

Additional accommodation can be found next to the pool and the lower terrace: it comprises a guest room with a bathroom, a well-equipped summer kitchen which can be fully opened to the pool terrace, and a large storage room - which also houses the pool equipment.

Our personal opinion: This is a house for lovers of simple design combined with modern technology in beautiful natural landscape. The house can accommodate 8 to 10 people - it is habitable all year round, and could easily be used for vacation rentals.



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