

**Rif: DGL230**

Charming Four-Room Apartment in the Historic Center

Euro 145000**Dogliani**

In the distinctive Langhe town of Dogliani, renowned for its prized Dolcetto wine, an apartment which is an outstanding combination of history and modernity. Located in the town's main square, the house, going back to the 1700's maintains all its historic charm. The apartment is set on the first floor of the historic house which greets its inhabitants with impressive stone stairs. The ground floor of the house features an inner courtyard which includes a 100 sq meter storeroom with vaulted ceilings and suitable for many potential uses.

The apartment itself is a true gem with its historic features having been painstakingly restored and brought back to life. The floor in the living room, the windows, doors and cement tiles have all been restored with attention to details, giving the flat a warm and welcoming atmosphere.

The main entrance leads into a hall with on its right an elegant living room with balcony which overlooks the town's main square and which could easily be transformed into a spacious bedroom. To the left we find a large live-in kitchen, another room, a bathroom and a bedroom with a gallery, a perfect solution for a study. A hall leads to a second bathroom.

The five-meter-high vaulted ceilings don't miss to impress, giving the rooms a particularly spacious and light feel.

The unit is equipped with its own independent heating boiler and is provided with a convenient parking space in the inner courtyard. A unique opportunity for anyone looking for a property that combines the charm of ancient house with all modern-day amenities.

DETTAGLI IMMOBILE:

Vicino A:	Centro, Bar, Cinema, Parcheggio, Scuola, Super mercato
Stato Immobile:	Abitabile
Camere:	2
Bagni:	2
Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 2 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud

Grado Di Luminosità:	Normale
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	230
Superficie Abitabile Mq:	200
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Posto auto, Cantina, Balconi
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Bosco
Orientamento Terreno:	Nord
Autostrada:	16 km
Primo Centro Abitato:	0 km
Mare:	64 km
Aereoporto:	91 km
Piste Sci:	41 km
Numero Stanze:	4

