



Rif: DGL244

Four-Room Apartment on Via Ghigliano – Dogliani

Euro 50000

 **Dogliani**

Centrally located and close to main services, we offer for sale a spacious four-room apartment situated on the first floor of a condominium with elevator, built in 1964.

The apartment is in a quiet and well-served area, just a short walk from schools, a medical clinic, and essential shops, making it ideal for families or anyone wishing to live in the heart of Dogliani.

The property comprises an entrance/hallway, a fully equipped kitchen, a bright living room, two bedrooms, and a bathroom.

Completing the apartment are two usable terraces: one facing south, perfect for enjoying the sun during the day, and one facing north, more private and cooler during the summer hours. The apartment also includes a parking space, cellar, and attic.

The property offers spacious and well-distributed rooms with excellent potential for customization.

Key Features:

- Central location, close to services
- First floor with elevator
- Kitchen, living room, two bedrooms, bathroom, and hallway
- Two terraces (south and north)
- Bright and functional

An excellent solution for those seeking convenience, space, and a strategic location in the heart of Dogliani.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1964
Stato Immobile:	Da ristrutturare
Camere:	2
Bagni:	1
Locali:	3
Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 2 lati
Indipendenza Verticale:	Non da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Numero Di Piani:	5
Superficie Totale Mq:	100
Superficie Abitabile Mq:	95
Classe Energetica:	F - 149, 89 Kw/h mqa
Tipo Di Riscaldamento:	Centralizzato
Altre Caratteristiche:	Cantina, Solaio, Balconi
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Vicino A:	Centro
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Bosco
Orientamento Terreno:	Nord

