

**Rif: DGL247**

Three-Bedroom Apartment with Large Terrace

Euro 148000**DOGLIANI**

Spacious and prestigious apartment with a panoramic terrace in the heart of Dogliani

Just a short walk from the center of Dogliani and conveniently close to all main amenities, this spacious apartment is located on the fourth floor of a building with an elevator. This is a truly unique home, created by combining three separate units into one large residence featuring generous living spaces, abundant natural light, and distinctive character.

The property benefits from **two independent entrances**, making it particularly attractive as an investment. With minimal renovation work, it would be possible to restore it into two separate apartments, creating excellent opportunities for added value.

The entrance opens onto a wide hallway that harmoniously connects all rooms. From the very first glance, you will appreciate the details that make this home special, such as the artistically decorated doors and the carefully designed lighting that creates an elegant and welcoming atmosphere.

The apartment currently comprises:

- Fully equipped kitchen
- Dining room
- Spacious double living room with fireplace
- Three bedrooms
- Two bathrooms

The living room and bedrooms open onto a balcony overlooking the main façade, while the dining room and one of the bedrooms have direct access to a large panoramic terrace. This outdoor space is perfect for creating a barbecue area, hosting lunches and dinners with family and friends, or simply relaxing while enjoying the beautiful views of the surrounding hills and the rooftops of the village.

The property also includes a cellar, with the possibility of purchasing a garage separately.

Living in Dogliani means experiencing one of the most charming areas of the Langhe, renowned for the production of the prestigious Dogliani DOCG wine made from Dolcetto grapes, its outstanding food and wine traditions, and its breathtaking rolling hills. It is an ideal location for those seeking tranquility, an excellent quality of life, and easy access to services in one of Piedmont's most sought-after regions.

DETTAGLI IMMOBILE:

Vicino A:	Centro, Bar, Parcheggio
Stato Immobiliare:	Abitabile
Camere:	3
Bagni:	2
Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 3 lati
Indipendenza Verticale:	Non da terra al tetto
Orientamento Facciata Principale:	Est
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Abitabile Mq:	154
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Centralizzato
Altre Caratteristiche:	Cantina, Balconi, Terrazzo, Caminetto
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Bosco
Orientamento Terreno:	Nord
Autostrada:	12 km
Mare:	60km
Aeroporto:	90 km
Piste Sci:	45 km
Locali:	8

