



Rif: DGL234

House with 4 Apartments

Euro 800000



In the historic center of Dogliani, on the bank of the stream, with a splendid view of the main monuments of this renowned and charming village in the Langhe, an entire three-storey building overlooking its private garden, with four apartments, private garden and four garages.

On the ground floor, accessible from the garden along a path covered by a pergola, there is the entrance to a sumptuous and bright gallery with a checkerboard floor, a beautiful and spacious tavern room with a central pillar supporting four exposed ancient brick vaults, a bathroom and several cellar and service rooms.

The apartments on the upper floors are accessible via an internal staircase and an elevator, while those on the first floor also have direct access from the street, which runs at a higher level than the garden.

There are two apartments on the first floor (180 and 95 sqm) and two on the second floor (160 and 130 sqm).

Above the roof rises a small tower, accessible up to the rooftop terrace, from which you can enjoy a 360° view over the rooftops of the village, the Castello district on the hill, the dome and bell tower of the church, and the Alpine arc crowned by the peak of Monviso.

The renovation dates back to the early 2000s and was carried out with excellent construction standards and high-quality materials. No major works are required, apart from cosmetic updates or functional improvements depending on a different use of the spaces.

Within the garden it is possible to build a swimming pool.

Although the property consists of four units, it is offered for sale as a whole. It is suitable both as a residential property and as an investment for tourist rentals, an increasingly attractive option given the growing tourist flows drawn by the charm of the landscapes and the outstanding food and wine traditions of the area.

Dogliani is a town of about 5,000 inhabitants and offers all services (restaurants, bars, shops of various kinds, banks, pharmacy, post office, supermarkets, etc.). It is just 6 km from the Barolo area, 26 km from Alba, about 40 km from the Mondolè Ski area (130 km of slopes), about 70 km from the beaches of the Ligurian Riviera and about 75 km from Turin.

DETTAGLI IMMOBILE:

Vicino A:	Centro, Bar, Cinema, Scuola, Super mercato
Anno Di Costruzione:	RISTRUTTURATO NEL 2001
Stato Immobile:	Ristrutturato
Camere:	11
Bagni:	7
Altitudine:	289 m s.l.m.
Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 2 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	890
Superficie Abitabile Mq:	646
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Riscaldamento autonomo
Altre Caratteristiche:	Portico, Box auto multiplo, Tavernetta, Cantina, Balconi, Terrazzo, Caminetto, Antifurto, Irrigazione automatica, Orto
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud
Autostrada:	16 km
Primo Centro Abitato:	0 km
Mare:	70 km
Piste Sci:	40 km
Numero Stanze:	27
Numero Di Piani:	3

