

**Rif: DGL243**

House with garden in Dogliani Castello

Euro 270000**Dogliani**

In the heart of the charming historic village of Dogliani, in the area known as **Dogliani Castello**, this **detached house with a pleasant garden of approximately 2,000 sqm** is located.

The property stands out not only for its generous indoor and outdoor spaces, but above all for its **unique panoramic view**. From the windows and balconies, the view opens onto the historic village skyline, where rooftops, churches, and bell towers stand against the sky, creating a picturesque landscape that changes with the seasons. A panorama that offers new emotions every day, from the golden silence of sunrise to the sunsets that paint the hills in warm shades of red.

On the **ground floor** there is a large **98 sqm garage**, with a ceiling height that allows it to be converted into additional living space, ideal for creating a **tavern room, modern living area, or even a guest annex**.

The **main living area** is located on the first floor. The entrance leads to a corridor connecting all the rooms: a **spacious kitchen** and a **bright living room**, both with direct access to the panoramic balcony, perfect for breakfast or relaxing while enjoying the view of the village.

The floor also includes **three spacious bedrooms**, each with balcony access, a **bathroom**, and a **practical storage room** that can easily be converted into a second bathroom, as water connections and drainage are already in place.

An **attic** provides additional storage space.

Outside, the two gardens — one at the front and one at the back — offer **privacy and open space**. The flat land is ideal for installing a **swimming pool**, creating a landscaped garden with pergolas, a vegetable garden, or recreational areas.

This property is an excellent opportunity for those who wish to live surrounded by the charm of a **historic village**, without giving up comfort and the possibility to customize the spaces. It is perfect as a **main residence or a holiday home in the Langhe**, a UNESCO-listed region famous for its wines and breathtaking landscapes.

DETTAGLI IMMOBILE:

Vicino A:

Centro

Stato Immobile:	Abitabile
Camere:	3
Bagni:	1
Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 4 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:	220
Superficie Abitabile Mq:	139
Classe Energetica:	in corso
Tipo Di Riscaldamento:	A gasolio
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Box auto multiplo, Posto auto, Solaio, Balconi, Cortile, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	2008 mq
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Nord
Autostrada:	16 km
Primo Centro Abitato:	1 km
Mare:	82 km
Aeroporto:	106 km
Stazione Treni:	22 km
Piste Sci:	38 km
Locali:	6
Numero Di Piani:	2

