

**Rif: DGL209**

Historic building with garden in Dogliani

Euro 98000

In the historic center of Dogliani, famous for its fine wines, we offer for sale a historic building probably dating back to the 17th-century period.

It is truly a hidden gem. It is accessed via a pedestrian alley, onto which the entrances open. The building ends on an exclusive garden, accessed from the second floor, which offers the possibility of enjoying a private outdoor space while being in the middle of the historic center.

The massive stone walls, ancient wooden beams and architectural elements of the building testify to its centuries-old history.

The property is divided into 3 units, each with one or 2 bedrooms,

The building is in good structural condition. Some parts of the property have been renovated in the interior and some are in need of improvements.

In our opinion, this property lends itself to an investor who aspires to have an authentic object in one of the most representative villages of the Langhe, to live there, as a pied-à-terre or as a property to be oriented toward tourist rental.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1600
Stato Immobile:	Partially renovated
Camere:	5
Bagni:	3
Altitudine:	302
Posizione:	Near built-up area
Indipendenza Sui Lati:	On 2 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	East
Utenze:	Phone, Water, Gas, Electricity
Superficie Totale Mq:	420
Superficie Abitabile Mq:	295
Classe Energetica:	G
Tipo Di Riscaldamento:	With heating
Accessibilit�:	Municipal Alley

Altre Caratteristiche:	Garden, Garden, Fireplace, Terrace, Winery, Tavernetta
Opportunita Turistiche In Zona:	Food and wine, Mountain-bike, Trekking, Golf courses
Terreno Mq:	250
Tipo Di Terreno:	Meadow
Orientamento Terreno:	North
Autostrada:	16 km A33 Cherasco
Primo Centro Abitato:	0 km Dogliani
Mare:	63 km Savona
Piste Sci:	42 km Mondolé Ski
Numero Stanze:	12

