

**Rif: DGL218****Property consisting of two houses with gardens in the ancient village of Dogliani castle****Euro 420000****Dogliani**

In the ancient village of Dogliani castle property consisting of two houses independent of each other and a beautiful garden with panoramic views of the hills of the Langhe.

The main building has recently been renovated.

On the ground floor there is a large garage, now used as a workshop, and a cellar. The second floor leads to the living part consisting of a living room with kitchenette and access to a pleasant terrace ideal for relaxing moments or for eating summer meals, two bedrooms, one of which has an en suite bathroom a living room and an additional bathroom.

From the terrace there is access to a lovely and very well-maintained garden, which because of its layout has excellent privacy and tranquility. A true locus amoenus in which to enjoy the freshness of plants and the sound of flowing water.

Next to the main building is a second building detached on three sides. It is partially renovated with a kitchen, living room, a study, two bedrooms and a bathroom.

We believe that this proprietà is ideal either for two families but also for those who would like to use it as a private home and make a small B&B in the second dwelling.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1970
Stato Immobile:	Nuovo
Camere:	5
Bagni:	3
Altitudine:	338
Posizione:	Isolato
Indipendenza Sui Lati:	Su 1 lato
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Nord
Grado Di Luminosità:	Poco luminoso
Grado Di Silenziosità:	Rumoroso
Utenze:	Gas

Materiali Di Facciata:	plaster
Superficie Totale Mq:	460
Superficie Abitabile Mq:	200
Tipo Di Riscaldamento:	Senza riscaldamento
Accessibilita:	paved road
Opportunita Turistiche In Zona:	Mountain-bike
Terreno Mq:	2614
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Bosco
Orientamento Terreno:	Nord
Autostrada:	16km
Primo Centro Abitato:	Dogliani Center 850m
Mare:	Savona 81km
Aereoporto:	106km
Piste Sci:	Mondolè ski 48km
Numero Stanze:	12

