

for Sale to Barolo Area: Vergne



205 sqm | Bathrooms: 3 | Bedrooms: 6 | Rooms: 5

In the heart of the historic center of Barolo, in via Roma overlooking the square, a 1966 sky-earth building with shop, entirely to be renovated, rising on three levels plus a basement connected by an internal staircase.

The property is composed as follows:

- on the ground floor shop of approximately 40 m2 including rear room, storage room and bathroom;

Driveway and parking area for one car, a room on the ground floor;

- on the mezzanine floor with access from the stairwell an apartment comprising entrance hall, two bedrooms, kitchen, bathroom, closet, hallway,

- on the first floor apartment consisting of two bedrooms, kitchen, hallway, bathroom, closet and long balcony overlooking the street; another adjacent apartment comprising entrance hall, two bedrooms, kitchen, closet, bathroom, balcony overlooking the square;

- on the second floor three large unfinished attic rooms with a long balcony surrounding the building and a large corner terrace, another small terrace.

An internal staircase connects the panoramic tower with a flat roof from which you can enjoy a priceless view of the surrounding hills and the Alps.

In the basement boiler room, room used as a garage/cellar with driveway access from via Asilo via a sliding door.

The versatility of the structure and the internal spaces allow it to be used for residential, hospitality or commercial use, considering the international fame of the location.

Cat A/3 RCE 103.29

Cat A/3 RCE 92.96

Cat C/1 RCE. 399.38

APE class G IPER 432.5389 KWH/M2

Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

Chiusano & C. Torino

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V.A.T. 03113370013

Property details

Ref.: 12311	Reason: Sale
Type:	Region: Piemonte
Province: Cuneo	Municipality: Barolo
Area: Vergne	Price: € 1.150.000
Total sq.m.: 205 sqm	Bedrooms: 6
Bathrooms: 3	Rooms: 5
Total Floor: 4	Available: Yes



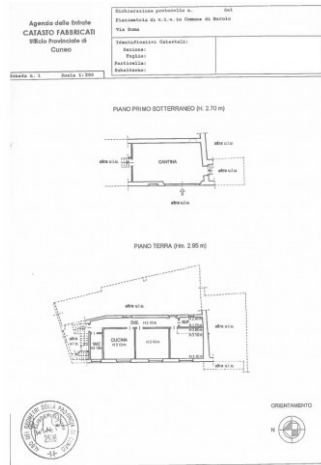
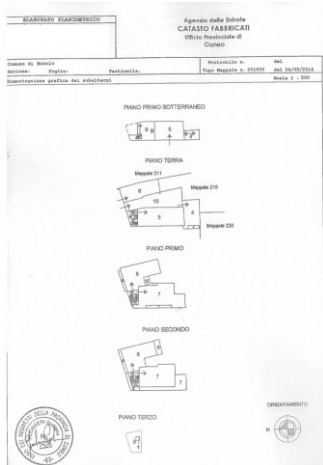
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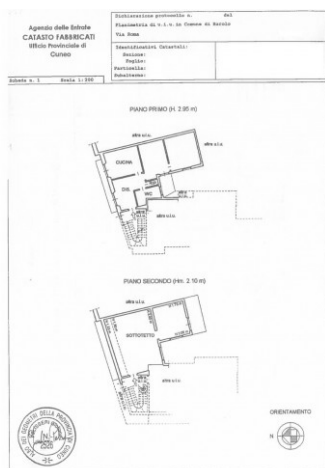
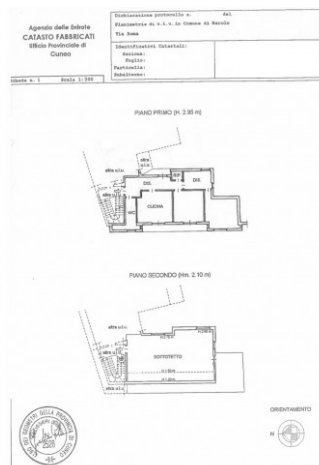
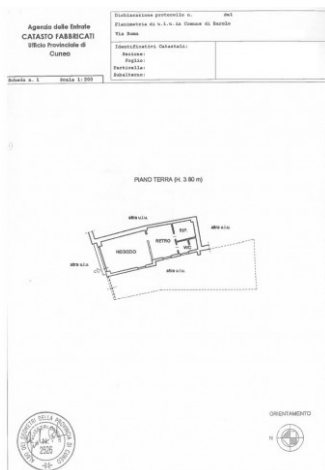
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