

**REFERENCE: FAL-237**

City	Falcade
Type	Rustico o Casale
Price	160.000,00 €

**OVERVIEW**

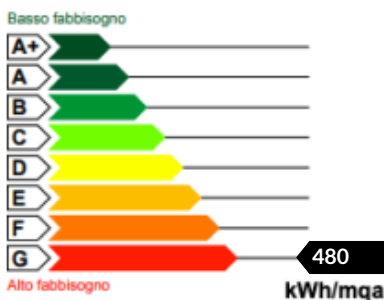
Building State	Da ristrutturare
Garden	NO
Elevator	YES
Heating	Assente

**SQ. METERS**

Commercial	170
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**FEATURES**

Rooms	10
Bedrooms	4
Bathrooms	1
Balconies	NO
Garage	NO
Parking Spaces	YES
Floor	1
Total floors	2
Year	1700



**DESCRIPTION**

In the heart of the splendid hamlet of Sappade, the "village of the sun" with its breathtaking views, we offer for sale a portion of a **historic house** with authentic charm, ready to be reborn thanks to a project already approved by the Municipality. A rare and precious value that allows you to save a lot of time and effort—here you can start work immediately, without delays or bureaucratic uncertainties.

The property is spread over **three levels**, consisting of half of the semi-basement ground floor and the entire 2 upper floors. It offers the possibility of creating **two independent living units**, perfect for large families or those who wish to share the mountains with children or friends.

Sappade is one of the most sought-after areas of Falcade, loved for its sun exposure throughout the year, tranquility, and open, spectacular views of the Dolomites. An authentic setting where time seems to slow down and each season offers different emotions, among walks, unspoiled nature, and unique panoramas.

This property represents a special opportunity for those who dream of restoring a piece of **Alpine history**



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