

## REFERENCE: T619

City	Canale d'Agordo
Type	Rustico / casale
Price	110.000,00 €

## OVERVIEW

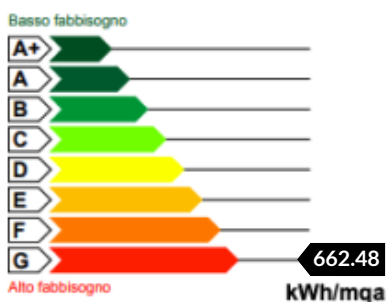
Building State	Da Ristrutturare
Garden	NO
Elevator	NO
Heating	Assente

## SQ. METERS

Commercial	122
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## FEATURES

Rooms	6
Bedrooms	2
Bathrooms	0
Balconies	NO
Garage	YES
Parking Spaces	NO
Floor	1
Total floors	1
Year	1900



Consultant  
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## DESCRIPTION

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For sale in the enchanting Valle di Gares, in the true heart of the Dolomiti Bellunesi, we present a charming traditional stone building dating back to the early 1900s – a true rarity in this area. Valle di Gares is a pristine corner of alpine beauty, just a few minutes from Canale d'Agordo, surrounded by peaceful forests and breathtaking nature.

The property is spread over four levels (including the attic), each with a floor area of approximately 46 sqm, including the staircase. The structure, in need of renovation, retains all the charm of historic mountain architecture and offers excellent potential for architectural restoration. It's the perfect opportunity for anyone dreaming of creating a cozy single-family home, blending the warmth of reclaimed materials with the comfort of modern design, all while keeping renovation costs low thanks to the building's compact size.

Adding further value to the offer, a private garage is included in the sale – a rare and valuable asset in Gares.

If you're interested in this property and would like to schedule a visit o...

